



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

**Neighborhood Outreach Report**  
**Conditional Use Permit**  
**188-PA-2017**  
May 2020

**Overview**

This Neighborhood Outreach Report has been prepared in association with a Ranch Conditional Use Permit request for the property located at 9588 N 120<sup>th</sup> Street. As part of the request, this report has been drafted and will be updated throughout the public process as needed.

COVID-19 has created obstacles that challenge the typical methods of neighborhood outreach, but the entire project team remains sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written and electronic contact.

**Community Involvement/Response**

Surrounding property owners within 750' were notified via first class mail regarding the project on May 11<sup>th</sup>. This notification contained information about the conditional use permit request, contact information to receive additional information and information on how to provide feedback. Given the circumstances surrounding COVID-19, alternatives were provided in lieu of a traditional in-person open house meeting. This includes a URL for a website that was created for the request and contact information to set up a conference call or Zoom web meeting to discuss the application. Larry Paprocki, Executive Director of the Stonegate HOA, also held a board meeting in which board members were overall either supportive or neutral. One (1) board member expressed concerns over manure storage. The board members reviewed the request as a courtesy, and there will be no vote. Larry also sent an email to the two subdivisions that are adjacent to the 5-acre Flynn site (Saddleback and Tamarack) on April 30<sup>th</sup>. A white "Project Under Consideration" sign was posted on the property on May 12<sup>th</sup> and included the information described above.

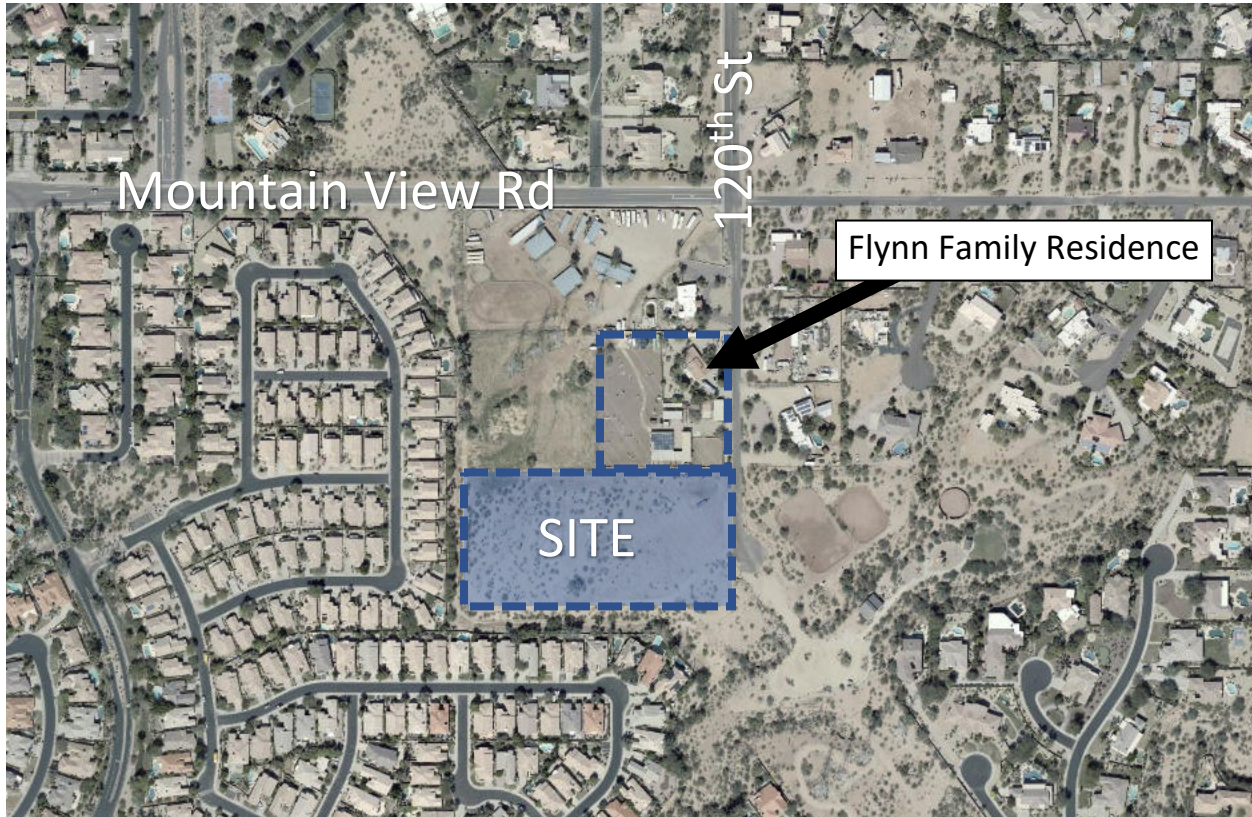
**Attachments**

Notification Letter  
750' Mailing List  
750' Notification Map  
Affidavit of Posting & Photo  
Larry Paprocki Email

Date: May 11, 2020

Dear Property Owner and Neighbor:

We represent the owner, Kevin Flynn, of the property located at 9588 N 120<sup>th</sup> Street (the "Site") in an application seeking a Ranch Conditional Use Permit ("CUP") with the City of Scottsdale. The 5-acre Site is adjacent to the Flynn residence as shown in the graphic below. The Flynn family is proposing to develop an equestrian facility on the Site in a manner that is consistent with the overall character of the neighborhood and the City's Conditional Use Permit criteria.



The proposal includes a barn, shed, turnouts and an arena and has been designed to blend with the context of the area providing sensitivity to the adjacent neighbors relative to setbacks, open space and building placement.

We are sending this letter to make you aware of our application and to inform you of the available options in which you can discuss the proposal. The Stonegate HOA Executive Director is aware of this request and has shared it with the board and neighboring communities. Due to circumstances surrounding COVID-19, we will provide alternatives for discussion in lieu of a traditional in-person open house meeting. Attached is the site plan for the proposal and a website link is available with additional information at <https://ap85943.wixsite.com/flynnfamilyfarm>. Please feel free to contact me directly to set up a conference call or Zoom web meeting to discuss the Ranch CUP application. My contact information is [mh@berryriddell.com](mailto:mh@berryriddell.com) or 480-385-2753. Also, if you have any questions of City Staff regarding this application, please do not hesitate to contact our City Planner, Jeff Barnes, at [jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov) or 480-312-2376. For reference, our case number is 188-PA-2017.

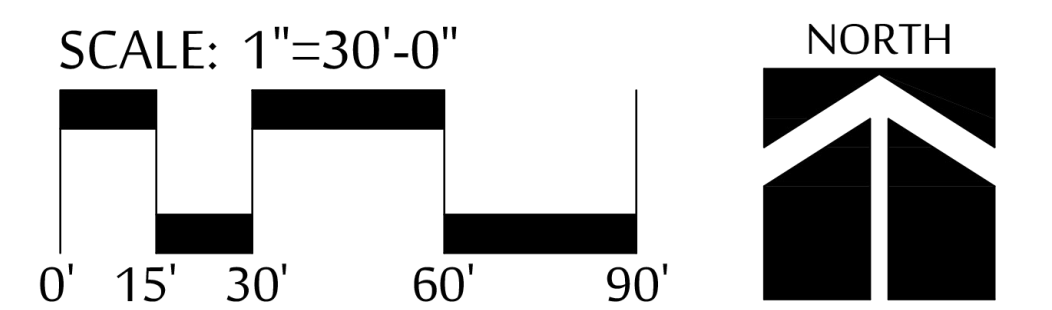
Sincerely,

Michele Hammond  
Owner Representative



**FLYNN RESIDENCE**  
**CONTEXTUAL LANDSCAPE PLAN**

9588 N. 120TH STREET  
 APRIL 16, 2020



SCOTTSDALE CITY OF  
3939 CIVIC CENTER BLVD  
SCOTTSDALE, AZ 85251

OWENS TIMOTHY  
A/BORODKIN CHRISTINA E  
12016 E MOUNTAIN VIEW RD  
SCOTTSDALE, AZ 85259

SMALTZ WILLIAM T/FINLEY  
ESTA LEE  
9601 N 120TH ST  
SCOTTSDALE, AZ 85259

DOUGLAS L AND MARY G  
SETTEL LIVING TRUST  
18221 N 53RD ST  
SCOTTSDALE, AZ 85254

WALTER CHARLES  
MARTIN/MIRIAM ANNE  
9602 N 121ST PL  
SCOTTSDALE, AZ 85259

DERIFIELD RODNEY M/CARLI A  
12129 E SAN SIMEON DR  
SCOTTSDALE, AZ 85259

MCMA LIVING TRUST  
12142 E SAN VICTOR DR  
SCOTTSDALE, AZ 85259

GRANDON MARION  
EDWARD/LYNN MICHELLE TR  
9644 N 12TH ST  
SCOTTSDALE, AZ 85259

STONEGATE MASTER  
ASSOCIATION INC  
11551 E MOUNTAIN VIEW RD  
SCOTTSDALE, AZ 85259

MONTANA RANCH  
HOMEOWNERS ASSOCIATION  
9000 E PIMA CTR PKWY 300  
SCOTTSDALE, AZ 85258

SCOTTSDALE CITY OF  
7447 E INDIAN SCHOOL RD STE  
205  
SCOTTSDALE, AZ 85251

MEREDITH FAMILY TRUST  
12007 E MOUNTAIN VIEW RD  
SCOTTSDALE, AZ 85259

PAULUS DONALD  
EUGENE/NANCY LOUISE  
9602 N 121ST  
SCOTTSDALE, AZ 85259

ELLIS WALTER JOHN TR  
12101 E MOUNTAIN VIEW RD  
SCOTTSDALE, AZ 85259

HEARN TIMOTHY J/MARY E  
9616 N 121ST PL  
SCOTTSDALE, AZ 85259

MULHOLLAND JOHN  
M/BARBARA  
12141 E SAN SIMEON DR  
SCOTTSDALE, AZ 85259

MECI ARIZONA INC  
11551 E MOUNTAIN VIEW RD  
SCOTTSDALE, AZ 85259

FLYNN KEVIN M/A J SCHLATTER  
9634 N 120TH ST  
SCOTTSDALE, AZ 85259

EDWARDS SCOTT/JENKINS  
JENNIFER L  
9838 N 119TH PL  
SCOTTSDALE, AZ 85259

STEWART ELIZABETH A/FILIPEK  
MARY B  
11803 E SORREL LN  
SCOTTSDALE, AZ 85259

WARDEH KAWAR FAMILY  
LIVING TRUST  
12000 MOUNTAIN VIEW RD  
SCOTTSDALE, AZ 85259

SKIDMORE TERRY DAWN &  
VALERIE LOU  
9617 N 120TH ST  
SCOTTSDALE, AZ 85259

MWM FOREVER PLLC  
7349 N VIA PASEO DEL SUR STE  
515 PMB 414  
SCOTTSDALE, AZ 85258-3764

GOODMAN LEWIS A/PAULA  
OLSEN  
9611 N 121ST ST  
SCOTTSDALE, AZ 85259

CAREY JOHN W/ MARGARET T  
TR  
9601 N 121ST PL  
SCOTTSDALE, AZ 85259

SCHAMP ROBBIE  
12137 E SAN VICTOR DR  
SCOTTSDALE, AZ 85259

BUSZMEN LLC  
9644 N 120TH ST  
SCOTTSDALE, AZ 85259

FLYNN KEVIN/AJ SCHLATTER  
9634 N 120TH ST  
SCOTTSDALE, AZ 85259

KHIK AMIRAH FAMILY TRUST  
9839 N 119TH PL  
SCOTTSDALE, AZ 85259

RAMES ELINOR JONES TR  
8230 N MOCKINGBIRD LN  
PARADISE VALLEY, AZ 85253

SOLOMON JASON M/JACQUIE  
K  
1922 MATZEN RANCH CIR  
PETALUMA, CA 94954

TEPPER LINDA B  
6 COURT OF HIDDEN BAY  
NORTHBROOK, IL 60062

DONAHUE LYNNETTE WATT  
11875 E SORREL LN  
SCOTTSDALE, AZ 85259

BARTOSCH IRREVOCABLE  
TRUST  
11862 E CAROL AVE  
SCOTTSDALE, AZ 85259

INTEGRITY REAL ESTATE  
DEVELOPMENT GROUP LLC  
11864 N 118TH ST  
SCOTTSDALE, AZ 85259

KLINGMAN HAROLD E/DONNA  
K  
11814 E CAROL AVE  
SCOTTSDALE, AZ 85259

HAMELIN SEAN/CARRIE  
18316 70TH AVE  
EDMONTON, AB T5T3A3

CASTRO LOUIS C/MARTHA A  
3596 ROLLING SIDE DR  
SAN JOSE, CA 95148

SPENCE ANA  
11865 E CAROL AVE  
SCOTTSDALE, AZ 85259

SCHAMBERGER WILLIAM  
D/BELVA J  
4601 HICKORY WIND LN  
MARION, IA 52302

NAIR ANAND G  
11835 E SORREL LN  
SCOTTSDALE, AZ 85259

BERNARDINE GORECTKI AND MARY  
ANN GORECTKI LIVING TRUST  
11859 E SORREL LN  
SCOTTSDALE, AZ 85259

LORDIGYAN SANDRA  
PO BOX 6493  
SCOTTSDALE, AZ 85261

SCOTT MICHAEL/SANDRA  
11854 E CAROL AVE  
SCOTTSDALE, AZ 85259

MINTZELL BARBARA  
11830 E CAROL AVE  
SCOTTSDALE, AZ 85259

SPECTOR TRUST  
11806 E CAROL AVE  
SCOTTSDALE, AZ 85259-5967

CHEVERIE JEFF J/CARL J  
4544 VARSITY GREEN NW  
CALGARY, AB T3B3A6

LIPPS STEVEN W/MARSHA B  
11849 E CAROL AVE  
SCOTTSDALE, IL 85259

MARGARET M MIZE LIVING  
TRUST  
11873 E CAROL AVE  
SCOTTSDALE, AZ 85259

FALKSON ARTHUR TR  
9529 N 118TH WY  
SCOTTSDALE, AZ 85259

NICHOLS KIM E  
11843 E SORREL LN  
SCOTTSDALE, AZ 85259

SELBIG FAMILY TRUST  
11867 E SORREL LANE  
SCOTTSDALE, AZ 85259

ERB LARRY A/MARSHA L  
3633 HONEY HILL DR SE  
CEDAR RAPIDS, IA 52403

HOAG JAMES W/ ANNA MARIA  
13725 106TH DR S E  
SNOHOMISH, WA 98290

SUSAN M KNODLE LIVING  
TRUST  
11822 E CAROL AVE  
SCOTTSDALE, AZ 85259

MROZKA ROSALIND  
11809 E CAROL AVE  
SCOTTSDALE, AZ 85259

PANAGIOTIS 5 LLC  
11833 E CAROL AVE  
SCOTTSDALE, AZ 85259

CROSS ROBERT L/PATRICIA B  
11857 E CAROL AVE  
SCOTTSDALE, AZ 85259

PAKIN FAMILY TRUST  
11881 E CAROL AVE  
SCOTTSDALE, AZ 85259

TRAUM BARBARA TR  
9547 N 118TH WY  
SCOTTSDALE, AZ 85259

SUNKARA KRISHNA/ALURU  
CHANDRIKA  
9565 N 118TH WY  
SCOTTSDALE, AZ 85259

GILSON AMY  
711 COSMOPOLITAN DR UNIT  
807  
ATLANTA, GA 30324

FILMER SIEMON FAMILY TRUST  
9693 N 118TH WAY  
SCOTTSDALE, AZ 85259

MCLAMB IRENE K/KADUNCE  
DONALD P  
439 PLAINFIELD RD  
GREENSBORO, NC 27455

HUERTA PHILIP J  
12417 E CAYUSE CT  
SCOTTSDALE, AZ 85259

ALEXANDER ARCHACKI TRUST  
11860 E PURDUE AVE  
SCOTTSDALE, AZ 85259

CASTILLA ELAINE C  
TR/CASTILLA HUGO H  
1024 N MAIN ST  
LANSE, MI 49946

AX LLC/BCV HOLDINGS LLC  
9690 N 118TH PL  
SCOTTSDALE, AZ 85259-5958

MARY L HATCH REVOCABLE  
TRUST  
9624 N 118TH PL  
SCOTTSDALE, AZ 85259

DESCH GREGORY R/JANET  
4833 FOUR SEASONS DR  
EAGAN, MN 55122

CAHILL SUZANNE L  
9583 N 118TH WY  
SCOTTSDALE, AZ 85259

STACKUS ROBERT M/JUANITA  
R  
9649 N 118TH WY  
SCOTTSDALE, AZ 85259

LABAS MARY ANN  
9707 N 118TH WAY  
SCOTTSDALE, AZ 85259

BIVINS JULIAN  
13554 E COLUMBINE DR  
SCOTTSDALE, AZ 85259

NEARY KATHLEEN M  
9791 B 118TH WAY  
SCOTTSDALE, AZ 85259

OLKON SHELDON H/SANDRA K  
TR  
6051 LAUREL AVE  
GOLDEN VALLEY, MN 55416

MIGNANO ANTHONY/CONNIE  
8 HILLDALE AVE  
SOMERS, NY 10589

WILLIAMS RICHARD T  
9668 N 118TH PL  
SCOTTSDALE, AZ 85259

MYLAR 2 LLC  
9680 E GARY RD  
SCOTTSDALE, AZ 85260

SAK SURVIVORS TRUST  
11862 E SORREL LN  
SCOTTSDALE, AZ 85259

MARIA SANDS RESIDUARY TRUST  
10115 E MOUNTAINVIEW RD UNIT  
2114  
SCOTTSDALE, AZ 85258

SIFERT EDWARD  
9671 N 118TH WAY  
SCOTTSDALE, AZ 85259

JAMES CLIFFORD WILLEY  
REVOCABLE LIVING TRUST  
9721 N 118TH WAY  
SCOTTSDALE, AZ 85259

HERMAN RONA F  
9763 N 118TH WAY  
SCOTTSDALE, AZ 85259

CANONoy PASTOR/MARIA  
JONALYN  
11868 E PURDUE AVE  
SCOTTSDALE, AZ 85259

FLECK JAMES W  
10889 E GELDING DR  
SCOTTSDALE, AZ 85255

JOCELYN MCDONNELL LIVING  
TRUST  
6976 E SIENNA BOUQUET PL  
SCOTTSDALE, AZ 85266

68997 MANITOBA INC  
PO BOX 87135  
PHOENIX, AZ 85080

ZONA CAPITAL INVESTMENTS  
LLC  
29285 N 75TH ST  
SCOTTSDALE, AZ 85266-2186

GROW TRUST  
11870 E SORREL LN  
SCOTTSDALE, AZ 85259

JORDAN FAMILY TRUST  
11878 E SORREL LN  
SCOTTSDALE, AZ 85259

HORN STEVEN M/APRIL J  
11879 E APPALOOSA PL  
SCOTTSDALE, AZ 85259

HANELINE SCOTT W  
11855 E APPALOOSA PL  
SCOTTSDALE, AZ 85259

SOTELO JESUS M/CARMEN TR  
11856 E APPALOOSA PL  
SCOTTSDALE, AZ 85259

DSP AZ 1 LLC  
2500 N ELK RUN ST  
FLAGSTAFF, AZ 86004

STANLEY CARLA  
9732 GRIER SPRING LN  
CHARLOTTE, NC 28213

GOLDSTEIN GERALD/SANDRA  
9464 N 118TH ST  
SCOTTSDALE, AZ 85259

BRANDON D PERLOW TRUST  
9526 N 118TH ST  
SCOTTSDALE, AZ 85259

GALAN FAMILY REVOCABLE  
LIVING TRUST  
9695 N 117TH WAY  
SCOTTSDALE, AZ 85259

CAFARO BRIAN P/JESSICA A  
9611 N 117TH WAY  
SCOTTSDALE, AZ 85259

LAGE FAMILY TRUST  
11886 E SORRELL LN  
SCOTTSDALE, AZ 85259

ADERMAN AMY  
11871 E APPALOOSA PL  
SCOTTSDALE, AZ 85259

CLAYTON SEAN JAY  
11847 E APPALOOSA PL  
SCOTTSDALE, AZ 85259

LL AND M TRUST  
11864 E APPALOOSA PL  
SCOTTSDALE, AZ 85259

FRANCES KAY TR/DALPORTO  
FRANCES  
11888 E APPALOSSA PL  
SCOTTSDALE, AZ 85258

D DALE BROWNING  
IRREVOCABLE TRUST  
1600 BROADWAY  
DENVER, CO 80202

WILLIAM E PATNO AND DIANE  
M PATNO REV TRUST  
9486 N 118TH ST  
SCOTTSDALE, AZ 85259

WRIGHT LISA M  
9544 N 118TH ST  
SCOTTSDALE, AZ 85259

DITROIA FAMILY TRUST  
9667 N 117TH WAY  
SCOTTSDALE, AZ 85259

PRITCHARD CHARITABLE  
REMAINDER UNITRUST  
11816 E TERRA DR  
SCOTTSDALE, AZ 85259

JOHNSON EDWIN R/SHIRLEY A  
11887 E APPALOOSA PL  
SCOTTSDALE, AZ 85259

SZYMANSKI JOHN M/SHELTON  
SHEELAH M  
11863 E APPALOOSA PL  
SCOTTSDALE, AZ 85259

CHANG CHAL F/GOLDBERG  
DAVID M  
11848 E APPALOOSA PL  
SCOTTSDALE, AZ 85259

11872 E APPALOOSA LLC  
11867 E MISSION LN  
SCOTTSDALE, AZ 85259

LESLIE K BAAS TRUST/THOMAS R  
BAAS TRUST  
1530 N DEARBORN PKWY UNIT 18S  
CHICAGO, IL 60610

KIRK AND REBECCA RANDLE  
FAMILY TRUST  
1024 FAIR OAKS DR  
BOUNTIFUL, UT 84010-3130

GREENBERG ALAN D/LORI P  
1540 LITTLEFIELD CT  
LAKE FOREST, IL 60045

LOURIAS GREGORY G/EFTERPI  
TR  
9562 N 118TH ST  
SCOTTSDALE, AZ 85259

BATTOCK FAMILY REVOCABLE  
TRUST  
9639 N 117TH WY  
SCOTTSDALE, AZ 85259

ADDINGTON CYNTHIA  
11824 E TERRA DR  
SCOTTSDALE, AZ 85259

JOSEPH W CERAMI LIVING TRUST

11832 E TERRA DR  
SCOTTSDALE, AZ 85259

SCALZO AIMEE  
11847 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

HORCHLER JOHN M TR  
19609 CRESTED BUTTE LN  
MOKENA, IL 60448

FFB TRUST  
11834 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

WILLIAM P MCCARTHY II TR/MARY JO MCCARTHY TR  
11858 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

BATEMAN FAMILY REVOCABLE TRUST  
1801 BELTER CT  
GENEVA, IL 60134

FENDLEY RAY D/MCGEE TAMMY A  
11906 E DEL TIMBRE  
SCOTTSDALE, AZ 85259

ROBERTS JEAN J/HOARD NANCY/GREGORY  
11930 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

KELLY ANGELIKA  
11954 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

MOK ALFRED YUNG/DAVIDSON-MOK DEBORAH K TR  
11 WOLFWILLOW LN  
CALGARY, AB T3Z1B4

ROSSINOVE ROBERTO/SUSAN C

9833 N 118TH PL  
SCOTTSDALE, AZ 85259

SCARLE DAVID  
GARETH/JUSSARA  
11839 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

MARK D GELFAND FAMILY TRUST  
9595 E THUNDERBIRD RD UNIT 3053  
SCOTTSDALE, AZ 85260

STAMPER LIVING TRUST  
11842 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

WAKEMAN DAVID/DAWN  
932 PINEVIEW RIDGE CT  
BALLWIN, MO 63021

FRANK EARL NORMAN/DENISE MARIE LOUISE  
11890 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

MARTINO SAMUEL/PAMELA  
11914 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

LUNDY MARY K TR  
11938 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

KELL DAVID A  
1020 S 36TH PL  
RENTON, WA 98055

HAMILTON AMY  
MEI/MAXIMILIAN SHANNEN  
11971 E TERRA DR  
SCOTTSDALE, AZ 85259

MCDONNELL FELICE E  
11855 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

FEINBERG SONIA  
11831 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

PURTZKI MANFRED O/INGRID M  
284 SANDRINGHAM CRESCENT  
NORTH VANCOUVER, BC V7N2R8

COOPER DAVID A  
11850 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

PUCCIARELLI SUSAN DEE/ANTHONY PETER  
11874 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

MANGOUNI ISABELLE/NORMAN  
11898 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

GUHSE DONNA B  
11922 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

WAGNER RYAN/ALEXIS  
11946 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

MILLIGAN MAN LLC  
11987 E TERRA DR  
SCOTTSDALE, AZ 85259

HADER DIANA  
11840 E TERRA DR  
SCOTTSDALE, AZ 85259

FRANKLIN PAUL  
WILLIAM/ROCHELLE  
85 SKYMARK DR SUITE 1406  
TORONTO, ON M2H3P2

HERBERT ROSING  
TRUST/ELAINE ROSING TRUST  
1220 RUDOLPH RD APT 5J  
NORTHBROOK, IL 60062

DUNCAN WILLIAM V/ISABEL S  
9276 N 119TH ST  
SCOTTSDALE, AZ 85259

POLICASTRO JOSEPH E  
TR/POLICASTRO LYNNE B TR  
9342 N 119TH ST  
SCOTTSDALE, AZ 85259

BRABANTS MARILYN  
11887 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

ESP TRUST  
11863 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

CHAN PING KAI/JANNY L  
9361 N 118TH PL  
SCOTTSDALE, AZ 85259

ALLAN JOHN B/JUDITY B  
11712 4TH AVE NE  
MARYSVILLE, AZ 98271

CAMPBELL JAMES M/FLORITA  
D TR  
11895 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

LALUYA DONNA E  
11919 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

TREASURE VEARL J/SOPHIA TR  
11856 E TERRA DR  
SCOTTSDALE, AZ 85259

HOOD MARY ELLEN  
11880 E TERRA DR  
SCOTTSDALE, AZ 85259

JOHN A AND JOANNE K GATES  
REVOCABLE TRUST  
9298 N 119TH ST  
SCOTTSDALE, AZ 85259

ELWELL JON/SHARON  
12238 E ARABIAN PARK DR  
SCOTTSDALE, AZ 85259

JOHNSON ALFRED REX  
6709 COLONEL HOLCOMB  
CRYSTAL LAKE, IL 60012

KAPLAN HARVEY L/MARJORIE S  
TR  
9405 N 118TH PL  
SCOTTSDALE, AZ 85259

HOOPER SARA LATHA  
11912 E TERRA DR  
SCOTTSDALE, AZ 85259

HAUGAN-BLINDHEIM SANDRA  
TR  
9347 N 119TH ST  
SCOTTSDALE, AZ 85259

DEBORAH A CAMPOURIS LLC  
14480 N 110TH PL  
SCOTTSDALE, AZ 85255

ARENTZEN VIRGINIA  
11927 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

JANKA DANIEL F/JOYCE A  
11864 E TERRA DR  
SCOTTSDALE, AZ 85259

WOLFE JEANNETTE D  
11888 E TERRA DR  
SCOTTSDALE, AZ 85259

RATKIN GARY S/SHERRY A  
9320 N 119TH ST  
SCOTTSDALE, AZ 85259

EINHORN SAMUEL M/FRANCES  
L  
1420 JULI LYN LN  
NORTHBROOK, IL 60062

SILBERMAN MARIANNE TR  
11871 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

KNOB DANIEL J/ANDREA L  
9383 N 118TH PL  
SCOTTSDALE, AZ 85259

MARY WILMOTH SAVAGE  
TRUST  
11904 E TERRA DR  
SCOTTSDALE, AZ 85259

PTACEK THOMAS A/JOAN B TR  
9369 N 119TH ST  
SCOTTSDALE, AZ 85259

ROLLMAN LOIS P TR/ROLLMAN  
KURT  
11911 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

LUBIN DONALD S/IRENE W TR  
11935 E DEL TIMBRE DR  
SCOTTSDALE, AZ 85259

DAVIS JANICE B TR  
82 FALLING LEAF LN  
OSTERVILLE, MA 2655

CATHLEEN A WISSIG TRUST  
4121 MARTINA DR  
ROCKFORD, IL 61114

WEINER GREGORY J  
2955 LA CITA LN  
TITUSVILLE, FL 32780-3485

SHIMEK FAMILY LIVING TRUST  
9310 N 119TH WAY  
SCOTTSDALE, AZ 85259

SOURS JEFFREY H/JOELLEN  
9333 N 119TH WAY  
SCOTTSDALE, AZ 85259

DUDLEY SAMMY R/CAROL  
9315 N 119TH WY  
SCOTTSDALE, AZ 85259

GOSSSEN JEROME J/CHRISTINA  
M  
9297 N 119TH WY  
SCOTTSDALE, AZ 85259

RITTENBERG JENNY  
PO BOX 216  
FOX ISLAND, WA 98333

GRATTON DAVID J/CHRISTINE  
TR  
9261 N 119TH WY  
SCOTTSDALE, AZ 85259

DORANE V MUSTAFA  
REVOCABLE TRUST  
9442 N 118TH ST  
SCOTTSDALE, AZ 85259

JOHN AND SANDRA  
AUCHENBACH FAMILY TRUST  
9420 N 118TH ST  
SCOTTSDALE, AZ 85259

VAN DE VREDE DALE/ LINDA TR  
9398 N 118TH ST  
SCOTTSDALE, AZ 85259

WILSON DONALD K/KATHLEEN  
A  
1314 GRYPHONES WALK  
REGINA, SK S4S 6X1

DALE R HERSH TRUST  
11811 E TERRA DR  
SCOTTSDALE, AZ 85259

WEINSTEIN PROPERTIES LLC  
1627 E ESTRELLA AVE  
SCOTTSDALE, AZ 85259

TARANTOLA LIVING TRUST  
11827 E TERRA DR  
SCOTTSDALE, AZ 85259

WEISBERG MARTIN  
G/MARILYN R TR  
6800 KINGSTON CIR  
MINNEAPOLIS CIR, MN 55427

CRANE FAMILY TRUST  
11843 E TERRA DR  
SCOTTSDALE, AZ 85259

OOMEN FAMILY TRUST  
11851 E TERRA DR  
SCOTTSDALE, AZ 85259

KING HARVEY M/BARBARA M  
11891 W TERRA DR  
SCOTTSDALE, AZ 85259

DAVIS KIMBERLY H/RONALD E  
11883 E TERRA DR  
SCOTTSDALE, AZ 85259

JENSEN LEIV  
11875 E TERRA DR  
SCOTTSDALE, AZ 85259

SPLETE CHARLES  
11867 E TERRA DR  
SCOTTSDALE, AZ 85259

TAILLIEU MONIQUE M  
11859 E TERRA DR  
SCOTTSDALE, AZ 85259

STOCKING ROY J/ANN L  
33 VISTA BELLA WAY  
NEWNAN, GA 30265

ALOI JOHN J TR  
11955 E TERRA DR  
SCOTTSDALE, AZ 85259

BARBARA R AND RONALD C  
SMITH JOINT TRUST  
11947 E TERRA DR  
SCOTTSDALE, AZ 85259-6356

VANCE CHARLES A/LISA A  
P O BOX 1679  
MERCER ISLAND, WA 98040

POPESCU DAN I/CORNELIA M  
11931 E TERRA DR  
SCOTTSDALE, AZ 85259

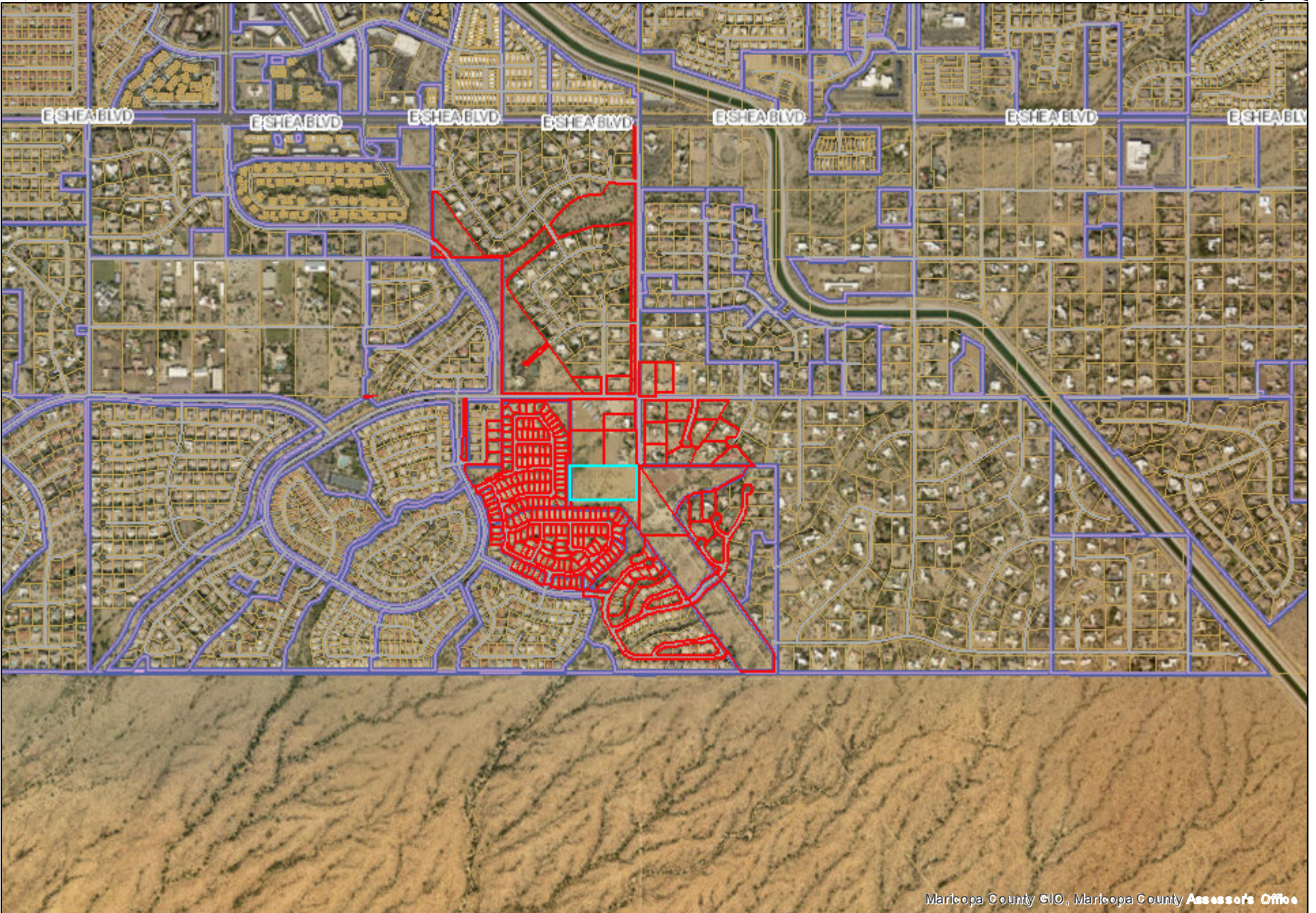
WEINER RHODA TR  
11923 E TERRA DR  
SCOTTSDALE, AZ 85259

MCNAMEE JAMES W  
II/MARILYN G TR  
11915 DE TERRA DR  
SCOTTSDALE, AZ 85259

FINK CRAIG/ROBIN  
11907 E TERRA DR  
SCOTTSDALE, AZ 85259

THERMOS MARION L TR  
11899 E TERRA DR  
SCOTTSDALE, AZ 85259

# Map



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**Stonegate Email News**  
**April 28th, 2020**

**Five Acre Equestrian Property Seeks**  
**Conditional Use Permit**

The Flynn equestrian property will be submitting a conditional use permit application with the City of Scottsdale. This property is located South of Mountain View Road on 120th Street. The conditional use permit allows for the boarding of horses.

The SCA Board of Directors were made aware of this project by Kevin Flynn, as a courtesy. The Board wanted Saddleback and Tamarack homeowners to be made aware of the pending application.

Saddleback and Tamarack residents living within 750 feet of the property will receive notice of the application and the process. City of Scottsdale approval of the conditional use permit is required. The owner has retained the services of Berry Riddell LLC to represent them to the City. Michele Hammond is a principal planner for the firm and is the contact person handling the permit application. Michele can be reached at 480-385-2753 or [mh@berryriddell.com](mailto:mh@berryriddell.com).

To view, please click on the arial map of the property.

[ARIAL MAP](#)

SafeUnsubscribe™ {recipient's email}

[Forward this email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [catherineb@stonegate-scottsdale.com](mailto:catherineb@stonegate-scottsdale.com) in collaboration with



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Date: May 11, 2020

Dear Property Owner and Neighbor:

We represent the owner, Kevin Flynn, of the property located at 9588 N 120<sup>th</sup> Street (the "Site") in an application seeking a Ranch Conditional Use Permit ("CUP") with the City of Scottsdale. The 5-acre Site is adjacent to the Flynn residence as shown in the graphic below. The Flynn family is proposing to develop an equestrian facility on the Site in a manner that is consistent with the overall character of the neighborhood and the City's Conditional Use Permit criteria.

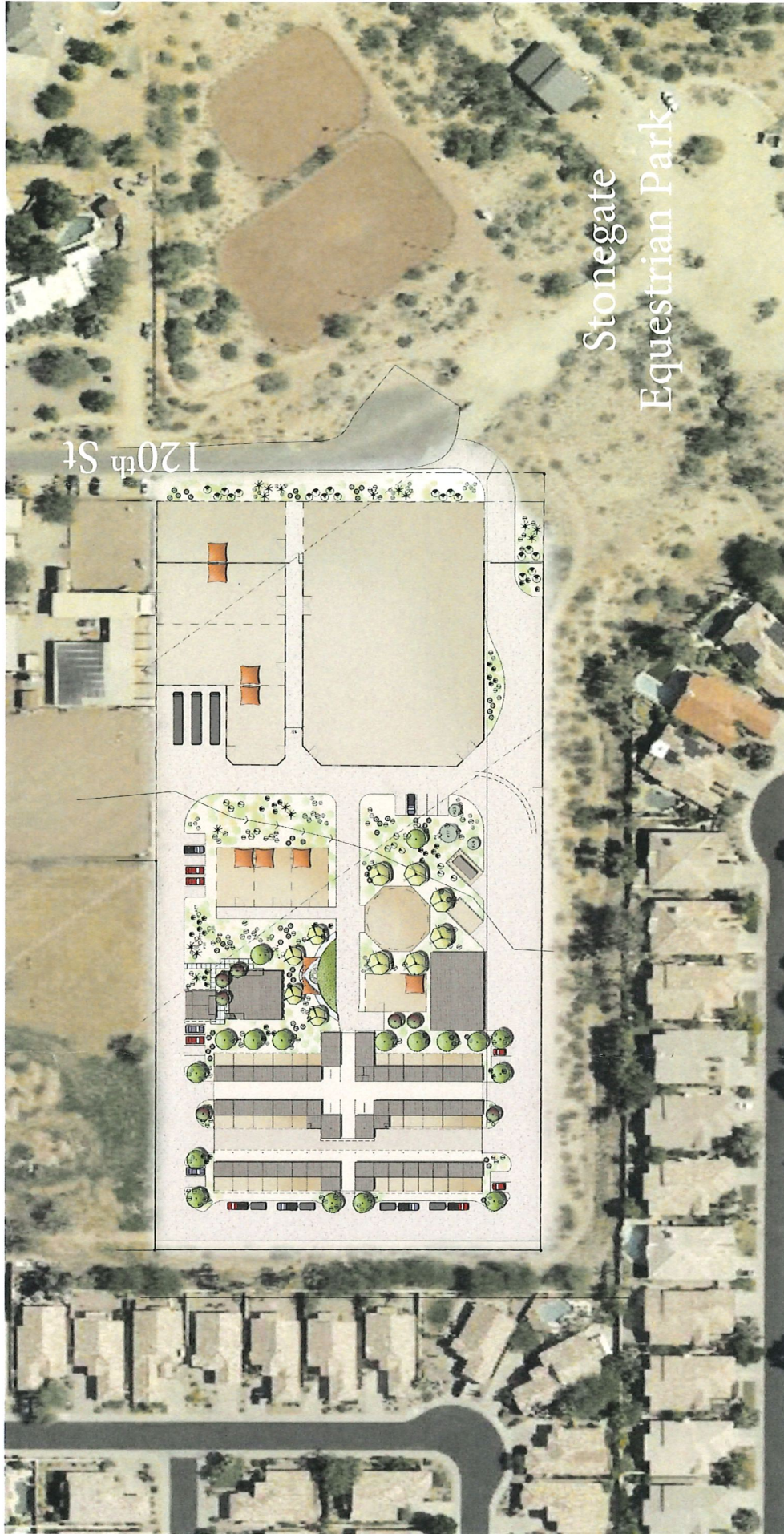


The proposal includes a barn, shed, turnouts and an arena and has been designed to blend with the context of the area providing sensitivity to the adjacent neighbors relative to setbacks, open space and building placement.

We are sending this letter to make you aware of our application and to inform you of the available options in which you can discuss the proposal. The Stonegate HOA Executive Director is aware of this request and has shared it with the board and neighboring communities. Due to circumstances surrounding COVID-19, we will provide alternatives for discussion in lieu of a traditional in-person open house meeting. Attached is the site plan for the proposal and a website link is available with additional information at <https://ap85943.wixsite.com/flynnfamilyfarm>. Please feel free to contact me directly to set up a conference call or Zoom web meeting to discuss the Ranch CUP application. My contact information is [mh@berryriddell.com](mailto:mh@berryriddell.com) or 480-385-2753. Also, if you have any questions of City Staff regarding this application, please do not hesitate to contact our City Planner, Jeff Barnes, at [jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov) or 480-312-2376. For reference, our case number is 188-PA-2017.

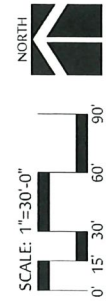
Sincerely,

Michele Hammond  
Owner Representative



120th St

Stonegate  
Equestrian Park



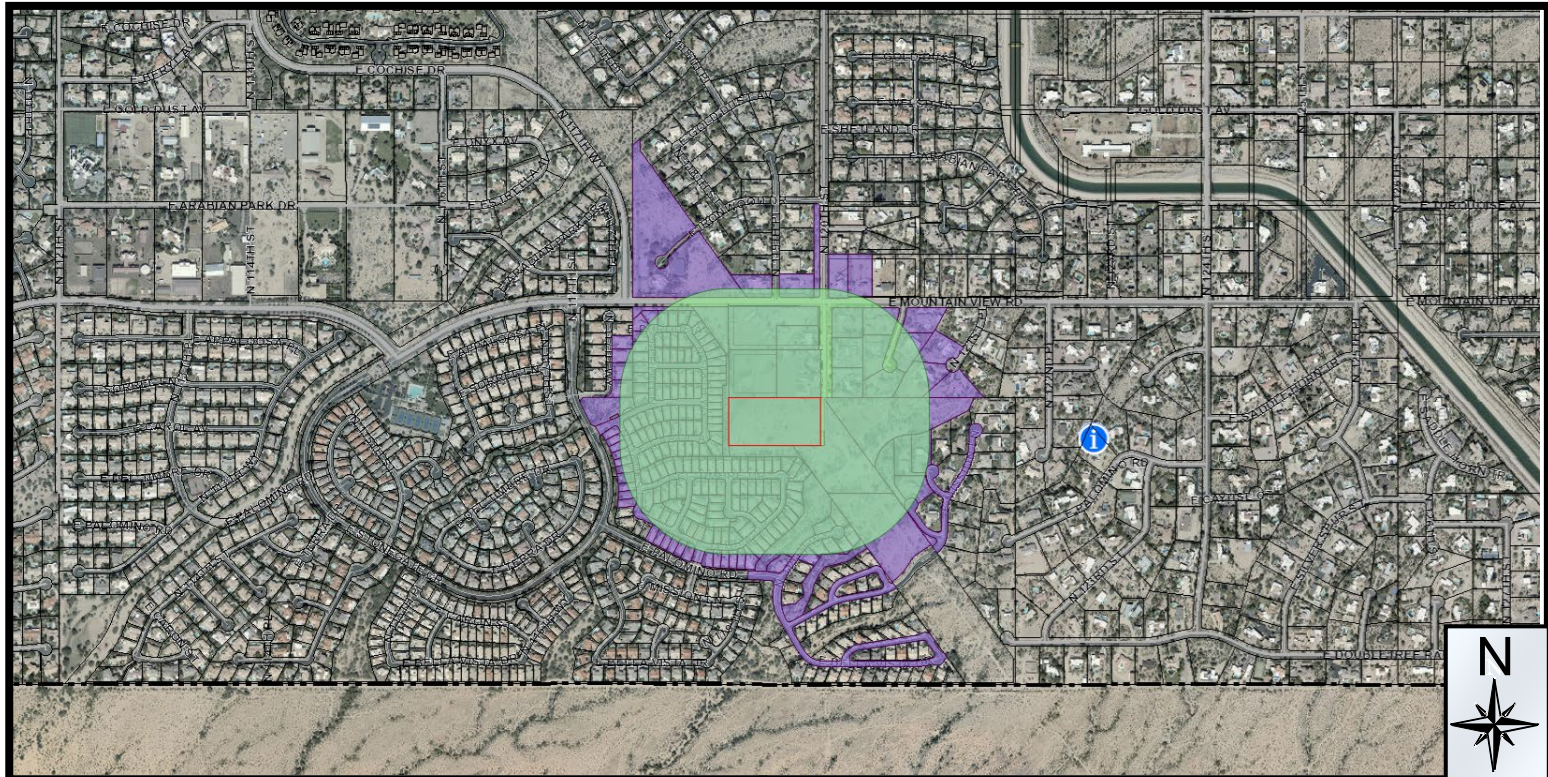
**FLYNN RESIDENCE  
CONTEXTUAL LANDSCAPE PLAN**

9588 N. 120TH STREET  
APRIL 16, 2020



# City Notifications – Mailing List Selection Map

## Flynn Family Farm


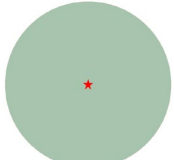


### Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
June 2, 2020

### Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 282

**4-UP-2020**

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: Contact Berry Riddell

Location: Zoom webinar upon request  
due to COVID-19

**Location: 9588 N. 120th Street**

### Project Overview:

- Request: Conditional Use Permit for Flynn Family Farm horse ranch
- Description of Project & Proposed Use:  
<https://ap85943.wixsite.com/flynnfamilyfarm>
- Site Acreage: 5+/- acres
- Site Zoning: R1-43

### Applicant Contact:

Wendy Riddell  
Michele Hammond  
Berry Riddell, LLC  
480-385-2727  
mh@berryriddell.com

Pre-Application#: 188-PA-2017

### City Contact:

Jeff Barnes  
480-312-2376  
jbarnes@scottsdaleaz.gov

Posting Date: 5/12/2020

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

5/12/2020 07:38:10



# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

**Project Under Consideration Sign (White)**

**Public Hearing Notice Sign (Red)**

**Case Number:** 188-PA-2017

**Project Name:** [Redacted]

**Location:** 9588 N . 120th Street

**Site Posting Date:** May 12th, 2020

**Applicant Name:** Wendy Riddell, Michele Hammond, Berry Riddell, LLC

**Sign Company Name:** Dynamite Signs

**Phone Number:** 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

5/12/2020  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 12th day of May 2020



[Signature]  
Notary Public

My commission expires: 10.25.20

## City of Scottsdale -- Current Planning Division

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



City of Scottsdale  
PUBLIC NOTICE

scan,  
snap,  
save



# ZONING/PUBLIC HEARING

CITY HALL: HEARING WILL BE REMOTE

PLANNING COMMISSION: 5:00 P.M., 12/9/2020

CITY COUNCIL: 5:00 P.M., 2/16/2021

REQUEST: Request by owner for a Conditional Use

Permit for a Ranch on a +/- 5-acre site with

Single-Family Residential (R1-43) zoning.

**CASE NUMBER: 4-UP-2020**

Project Location: 9588 N 120th St

**Applicant/Contact:**

Berry Riddell LLC  
480-385-2727  
mh@berryriddell.com

**City Contact:**

Jeff Barnes  
480-312-2376  
jbarnes@ScottsdaleAZ.gov

Case File Available at City of Scottsdale 480-312-7767 Posting Date: 11/18/2020

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldg/permissions/Cases>

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

1/29/21 09:47:22



# Affidavit of Posting

Required: Signed, Notarized originals.  
Recommended: E-mail copy to your project coordinator.

- Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

Case Number: 4-UP-2020

Project Name: \_\_\_\_\_

Location: 9588 N 120th St

Site Posting Date: January 29th, 2021

Applicant Name: Berry Riddell LLC

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Marybeth Conrad  
Applicant Signature

1-29-2021  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 29th day of January 2021

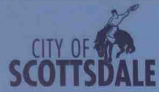


Marybeth Conrad  
Notary Public

My commission expires: 10-25-2024

## City of Scottsdale -- Current Planning Division

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



City of Scottsdale  
PUBLIC NOTICE

scan,  
snap,  
save



# ZONING/PUBLIC HEARING

CITY HALL: HEARING WILL BE REMOTE

PLANNING COMMISSION: 5:00 P.M., 12/9/2020

CITY COUNCIL: 5:00 P.M., TBD

REQUEST: Request by owner for a Conditional Use

Permit for a Ranch on a +/- 5-acre site with  
Single-Family Residential (R1-43) zoning.

**CASE NUMBER: 4-UP-2020**

Project Location: 9588 N 120th St

**Applicant/Contact:**

Berry Riddell LLC  
480-385-2727  
mh@berryriddell.com

**City Contact:**

Jeff Barnes  
480-312-2376  
jbarnes@ScottsdaleAZ.gov

Case File Available at City of Scottsdale 480-312-7767 Posting Date: 11/18/2020

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

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

11/18/20 07:44:43



# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

- Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

Case Number: 4-UP-2020

Project Name: [Redacted]

Location: 9588 N 120th St

Site Posting Date: November 18th, 2020

Applicant Name: Berry Riddel LLC

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

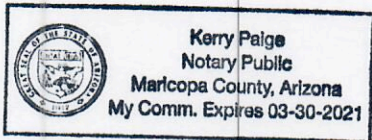
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

11-18-2020  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 18 day of NOVEMBER 2020



[Signature]  
Notary Public  
My commission expires: 3-30-2021

## City of Scottsdale -- Current Planning Division

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

11/27/2020

From: Stonegate Concerned Neighbors

To: City of Scottsdale Planning Commission

Mr. Paul Alessio, Chairman

Mr. Prescott Smith, Vice Chairman

Mr. George Ertel

Mr Barry Graham

Ms. Renee Higgs

Mr. William Scarborough

Mr. Joe Young

Re: **Stonegate Issues and Status** Flynn Celebrity Equine Center 4-UP-2020

By now you will have received the case file for your Dec. 9<sup>th</sup> deliberation of the above-referenced CUP. What follows is an issues and status update for our **opposition to this proposed high-density ranch in its present configuration**. Almost 400 Stonegate resident petitions in opposition have been submitted.

#### **Overview:**

From the outset our community has been concerned about the **scope and density of this proposed ranch** due to the **significant constraints** on allowable use of up to 40% of the land due to the existing power corridor. As a result of these **power corridor restrictions**, the major ranch components have been pushed into very close proximity to two of our subdivisions. This high concentration of livestock and structures has raised resident concerns about the **impacts on health and quality of life**.

Our team proposed alternative ways to reconfigure the site to **alleviate over-crowding and create additional buffers**. In addition to negative impacts due to the number of horses, another objective for requesting a reduction in that number was to **create additional space** on the site for reconfiguration.

#### **Current status:**

The following is our understanding of concessions made by the applicant team:

- Relocate the manure containment
- Shift perimeter parking to eliminate parking along the access perimeter road
- Relocate horse trailer parking
- Plant extensive landscaping for additional dust mitigation and to increase visual and noise buffers

#### **Unresolved issues:**

- Applicant team refusal to negotiate on a reduction in the number of horses kept on the property, despite the fact that the **applicant also owns an adjacent 2.3-acre parcel that currently houses horses and contains a barn**
- Applicant team refusal to consider reconfiguration of roadway to alleviate impact of large vehicle traffic around the perimeter, **despite owner's adjacent 2.3-acre parcel**

#### **Applicant resident outreach:**

As a commission appointed by the City Council, please be aware of the following:

- The long-established **Stonegate residential community** of 916 homes is **not** even mentioned in either of the applicant's *Project Narratives*.
- 5/22/2020 CUP application was filed under the name **Flynn Family Farm**.
- 8/11/2020 *Second Submittal* was filed as the **Celebrity Equine Center** without notifying residents of the **name change**.
- The Flynn website stated that the application process would be updated online and **"Community outreach - Ongoing throughout the process."** Without any notice to residents, this **website was removed**. There has been **minimal community-wide outreach** since the initial homeowner letter, dated 5/11/2020.
- The first **resident-initiated meeting** scheduled for 8/18/2020 was **cancelled by the applicant team** and a community relations representative was hired.
- Three resident team Zoom meetings were held with the applicant team. (9/14, 9/18, 10/9)
- Resident team requests for additional information about the site plan were answered in a timely and comprehensive manner by the applicant team.

**Thank you for your consideration of our opposition to this CUP in its present configuration.**

Stonegate Issues & Status PC 11/27/2020

October 22, 2020

Attention: Jeff Barnes

Re: 4-UP-2020

Please add these petition signatures to the others previously submitted, bringing the new total to 381.

Thank you, Jeff,

Saralyn Antrim  
11987 E Terra Dr  
Scottsdale, AZ 85259  
480 767-3931

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

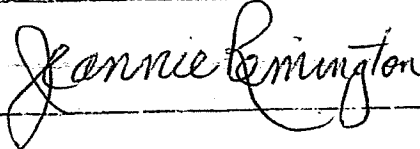
We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

9588 N. 120th Street Scottsdale, Arizona 85259

If approved, this will allow a large-scale Ranch operation instead of the residential private family farm that is currently allowed in our residential neighborhood.

Our goal is to prevent negative impacts of the Flynn Conditional Use Permit (CUP) on the residents of Stonegate such as, health, environmental risks, and value of property.

1. Current Stonegate property views to the east and north will be diminished and/or blocked due to orientation of 6' perimeter cement block wall, large barns, stalls and composting manure structure.
2. Health and Environmental impacts including:
  - a. Noise (from horses, trucks, trailers, human-raised voices for training purposes, etc.)
  - b. Pests (flies, rodents, etc.)
  - c. Odors (from horses and manure)
  - d. Dust (from training areas, vehicle traffic on property, unpaved roadway)
  - e. Lights (all over property, barns, stalls, arena, affecting night viewing of stars)
  - f. Privacy (affecting residents in Tamarack and Saddleback)
  - g. Security/Safety (exposure to many vendors, workmen, etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Jeannie Remington	9239 N 117th ST SCOTTSDALE 85259	jeannieremington@me.com

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

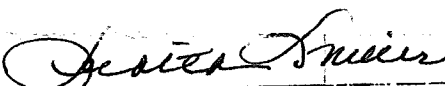
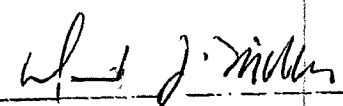
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  - b. Pests (flies, rodents, etc.)
  - c. Odors (from horses and manure)
  - d. Dust (from training areas, vehicle traffic on property, unpaved roadway)
  - e. Lights (all over property, barns, stalls, arena, affecting night viewing of stars)
  - f. Privacy (affecting residents in Tamarack and Saddleback)
  - g. Security/Safety (exposure to many vendors, workmen, etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Judith B. Miller	9401 N. 115th Str.	joable33@yahoo.com
		"	"

## Stonegate Homeowners: Collective Concerns

4-UP-2020 Flynn commercial ranch

### Health and quality of life:

- Goals in *Scottsdale's Mission*:
  - d. *"Enhance and protect neighborhoods and*
  - e. *Ensure and sustain the quality of life for all residents and visitors"*(*City of Scottsdale, General Plan: Land Use*, p. 60)
- The existing lot is not the right parcel for such an ambitious commercial venture as the one proposed. Compressed onto 5 acres, dominated by power lines, there will be the following: 36 horse stalls, 28 parking spaces ( 21 cars, 3 motorhomes, 4 truck & trailers), a 155x225' arena, 30' barn, 8 turnouts (of 2 different dimensions), a European Walker, caretaker residence, hay storage, manure containment, and an internal roadway.
- From the outset, The Flynn Project Narrative has been misleading. It devotes considerable space to making a case for how the proposed development fits within the adjacent properties, the Grandon's parcels and the Scottsdale Equestrian Park. However, in the entire Project Narrative, there is not a single mention of the Stonegate community, an established residential development with 916 homes.
- *"New development should blend into the existing land use patterns without creating negative off-site impacts."* (*City of Scottsdale Shea Area Plan: Enhance and Protect Existing Neighborhoods*, p. 5).
- The Scottsdale Zoning Ordinance Sec. 1.403.O states that *"The spreading and tilling of manure into the soil of paddock, pasture or arena areas may be considered manure disposal."* **Factoid:** *"A 1000-pound horse will produce 35 to 50 pounds of wet manure (feces plus urine) daily, or approximately 9.1 tons per year."* (Rutgers University Equine Science Center, [https://esc.rutgers.edu/fact\\_sheet/horses-and-manure/](https://esc.rutgers.edu/fact_sheet/horses-and-manure/))
- What recourse do homeowners have if there are recurring issues with dust, pests, odor, engine exhaust, intrusive lighting, and noise from a horse ranch and internal roadway?

- Both Maricopa County and the City of Scottsdale have roles in code enforcement. What are the jurisdictional issues between the two entities and how do they interface in code enforcement? Wasn't the number of inspectors in the City Code Enforcement group reduced from 19 to 7?
- Despite what the Flynn Project Narrative states, the proposed development differs from the adjacent equestrian properties in that it is high density and consists of numerous structures and elements - all wedged tightly on the lot. The Power Corridor cross-cuts the parcel and places serious constraints on usable land. Essentially, there is little room for significant re-configuring of the property to mitigate the negative impacts on the Stonegate community.
- The Scottsdale Revised Code places no limits on the number of horses relative to lot size. Additionally, the Ranch CUP criteria do not include specified restrictions on quantities of animals.
- The Flynn application states that low lighting will be used and that horse "shows" are "not planned." Yet, all that needs to happen for the owners to have a show is a 30-day notice to the City Council. Although the application states that "none are planned *at this time*," what is to prevent shows to occur after the permit is issued?
- In 2019 there was an alarming surge in cases of valley fever in Arizona. *"Numbers for the first six months of 2019 are nearly 20% higher than the same period last year and 75% higher than the number reported through June 30, 2017."* (*The Arizona Republic*, July 10, 2019) Many Saddleback and Tamarack families have young children or grandchildren who either have allergies or could suffer ill effects from prolonged exposure to degraded air.
- One of Scottsdale's main land use goals is to maintain open space. That is what exists at the present time. By developing the Flynn 5 acres, even as horse property, the open space is not maintained. Structures, stalls, a 30-foot barn, walls, etc. all impede visual and natural openness. This definitely favors the developer, essentially ignoring the surrounding quiet residential area.
- *"New development which creates a destabilizing effect on a neighborhood should be discouraged. Destabilization is defined by one or more of the following if the development:*
  - b. *Creates pressure for a change in land use nearby if the change is not desired."* (*Shea Area Plan: GOAL – ENHANCE AND PROTECT EXISTING NEIGHBORHOODS INTENT, Policy 2-2, pps. 5-6*)

Cahill/Jordan:StonegateCollectiveConcerns 8/10/2020

### **Property values:**

- Our latest survey results of Stonegate homeowners indicate that 78% were “extremely concerned” by the potential decrease in property values.
- *“Wherever non-residential uses are adjacent to established or planned residential areas, special care must be taken to ensure privacy and to protect personal property.” (City of Scottsdale, General Plan: Land Use, p. 71)*
- Within the 750 feet legal notification area, there are 72 Saddleback and Tamarack homes with a full cash value of \$27 million and approximately \$38 million in current market value. Homeowner’s investment and ease of resale will be impacted.
- It is the Flynn family that stands to profit from this development. They gain economic benefit, enhanced property value, and a commercial venture. What about the Stonegate homeowner’s rights? Who is protecting them?
- What protections do homeowners have for maintaining their property values if the Conditional Use Permit approval (and eventual re-zoning) by the City Council have the effect of lowering property values?
- The developer has cleverly used the Conditional Use Permit process to subvert the zoning that has already been established. How can the City Council allow a “family farm” to turn into a high-density commercial venture?
- When the homeowners directly affected in Saddleback and Tamarack bought their homes, the vacant lots adjacent to their property were zoned residential, R1-43. If the Flynn Conditional Use Permit is approved, for all intents and purposes, it becomes a commercial ranch. A zoning change may not be far behind.
- It is unreasonable to think that residential properties can compete with the big dollars that developers spend in attorney fees to mount effective opposition to zoning changes.
- The Stonegate Equestrian Park is a Scottsdale park. Does the City of Scottsdale stand to benefit from the Flynn development in terms of increased usage of the Stonegate Equestrian Park? Have any arrangements been made between the Flynns and the City of Scottsdale?

## Barnes, Jeff

---

**From:** Kent S. Berk <kent@berklawgroup.com>  
**Sent:** Saturday, August 15, 2020 2:40 PM  
**To:** Barnes, Jeff  
**Cc:** 'Angie Berk'  
**Subject:** 4-UP-2020 - CELEBRITY EQUINE CENTER aka Flynn Family Farm

**⚠ External Email: Please use caution if opening links or attachments!**

Good afternoon Mr. Barnes,

My wife and I are residents of Stonegate in Scottsdale. As I am sure you know, Stonegate borders to the west of the subject project. We object to the project for the same reasons why many other residents of Stonegate have done so, including that it will create unreasonable, excessive and offensive odors and dust and other conditions, thus unreasonably affecting the use, enjoyment and value of neighboring property. The proposed use is not a residential character and is inconsistent with neighboring uses.

Please let me know if you have any questions or need any further information. Thank you for your consideration.

### **Kent S. Berk**

Attorney | Shareholder

### **Berk Law Group, P.C.**

14220 N. Northsight Blvd., Suite 135

Scottsdale, AZ 85260

Phone: 480.607.7900

Direct: 480.603.0071

Fax: 480.607.7300

[Kent@BerkLawGroup.com](mailto:Kent@BerkLawGroup.com)

<http://BerkLawGroup.com>




### IMPORTANT NOTICE:

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## Barnes, Jeff

---

**From:** Ray Dagnino <ray.cpx@gmail.com>  
**Sent:** Thursday, August 6, 2020 10:08 AM  
**To:** Barnes, Jeff  
**Subject:** Flynn farm

 External Email: Please use caution if opening links or attachments!

Mr. Barnes

As a resident of Stonegate, I object to the Flynn property development.

The concept of allowing a commercial enterprise, let alone one with livestock, to operate in our residential community is unacceptable. The negative effects on surrounding homeowners are many and obvious.

This project must be rejected and the Building/Zoning applications denied.

Concerned Resident

Ray Dagnino

## Barnes, Jeff

---

**From:** kiki fr <kiki.artlover@gmail.com>  
**Sent:** Tuesday, June 16, 2020 4:35 PM  
**To:** Barnes, Jeff  
**Subject:** Case Number 4-UP-2020

**⚠ External Email: Please use caution if opening links or attachments!**

Regarding: Case Number 4-UP-2020, Flynn Ranch property located at 9588 N 120th Street.

Dear Mr. Barnes,

Thank you for taking the time to return my call last Thursday afternoon and listening to my concerns with regards to the application for a Conditional use Permit for a Ranch at the above site.

As discussed, my husband and I live adjacent to the proposed site, and therefore have concerns about how the Manure Containment area will be dealt with so that we as homeowners will not have the very unpleasant odors wafting through our home and our neighborhood.

Due to your candor regarding other aspects which we cannot control such as the loss of our view of the McDowell Mountains, I have complete confidence that you will not let this proposed project go through without making sure that they have not only addressed this concern, but will have very effective proven mitigation procedures in place.

Sincerely,

Denise Frank  
Stonegate  
11890 E. Del Timbre Drive  
Scottsdale, AZ 85259

## Barnes, Jeff

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**From:** Karen Richman <karenrichmanlaw@gmail.com>  
**Sent:** Thursday, August 6, 2020 8:14 AM  
**To:** Barnes, Jeff  
**Subject:** Flynn Commercial Ranch

⚠ External Email: Please use caution if opening links or attachments!

Dear Mr. Barnes,

I am a homeowner in the Stonegate Community. I understand the Flynn application is currently in the Substantive Review Process by the City planning staff.

I am very concerned about the decline in the quality of life that this will bring those of us in Stonegate.

Scottsdale's Mission is to "Enhance and protect neighborhoods and...Ensure and sustain the quality of life for all residents and visitors"

(City of Scottsdale, General Plan: Land Use, p. 60)

The existing lot is not the right parcel for such an ambitious commercial venture as the one proposed. Compressed onto 5 acres, dominated by power lines, there will be the following: 36 horse stalls, 28 parking spaces ( 21 cars, 3 motorhomes, 4 truck & trailers), a 155x225' arena, 30' barn, 8 turnouts (of 2 different dimensions), a European Walker, caretaker residence, hay storage, manure containment, and an internal roadway.

From the beginning, The Flynn Project Narrative has been misleading. It devotes considerable space to making a case for how the proposed development fits within the adjacent properties, the Grandon's parcels and the Scottsdale Equestrian Park. However, in the entire Project Narrative, there is not a single mention of the Stonegate community, an established residential development with 916 homes.

"New development should blend into the existing land use patterns without creating negative off-site impacts." (City of Scottsdale Shea Area Plan: Enhance and Protect Existing Neighborhoods, p. 5).

The Scottsdale Zoning Ordinance Sec. 1.403.O states that "The spreading and tilling of manure into the soil of paddock, pasture or arena areas may be considered manure disposal." Factoid: "A 1000-pound horse will produce 35 to 50 pounds of wet manure (feces plus urine) daily, or approximately 9.1 tons per year." (Rutgers University Equine Science Center, [https://esc.rutgers.edu/fact\\_sheet/horses-and-manure/](https://esc.rutgers.edu/fact_sheet/horses-and-manure/))

What recourse do homeowners have if there are recurring issues with dust, pests, odor, engine exhaust, intrusive lighting, and noise from a horse ranch and internal roadway?

Both Maricopa County and the City of Scottsdale have roles in code enforcement. What are the jurisdictional issues between the two entities and how do they interface in code enforcement? Wasn't the number of inspectors in the City Code Enforcement group reduced from 19 to 7?

Despite what the Flynn Project Narrative states, the proposed development differs from the adjacent equestrian properties in that it is high density and consists of numerous structures and elements - all wedged tightly on the lot. The Power Corridor cross-cuts the parcel and places serious constraints on usable land. Essentially, there is little room for significant re-configuring of the property to mitigate the negative impacts on the Stonegate community.

The Scottsdale Revised Code places no limits on the number of horses relative to lot size. Additionally, the Ranch CUP criteria do not include specified restrictions on quantities of animals.

The Flynn application states that low lighting will be used and that horse "shows" are "not planned." Yet, all that needs to happen for the owners to have a show is a 30-day notice to the City Council. Although the application states that "none are planned at this time," what is to prevent shows to occur after the permit is issued?

In 2019 there was an alarming surge in cases of valley fever in Arizona. "Numbers for the first six months of 2019 are nearly 20% higher than the same period last year and 75% higher than the number reported through June 30, 2017." (The Arizona Republic, July 10, 2019) Many Saddleback and Tamarack families have young children or grandchildren who either have allergies or could suffer ill effects from prolonged exposure to degraded air.

One of Scottsdale's main land use goals is to maintain open space. That is what exists at the present time. By developing the Flynn 5 acres, even as horse property, the open space is not maintained. Structures, stalls, a 30-foot barn, walls, etc. all impede visual and natural openness. This definitely favors the developer, essentially ignoring the surrounding quiet residential area.

"New development which creates a destabilizing effect on a neighborhood should be discouraged. Destabilization is defined by one or more of the following if the development:  
b. Creates pressure for a change in land use nearby if the change is not desired." (Shea Area Plan: GOAL – ENHANCE AND PROTECT EXISTING NEIGHBORHOODS INTENT, Policy 2-2, pps. 5-6) Cahill/Jordan8/3/2020

Property values:

Our latest survey results of Stonegate homeowners indicate that 78% were "extremely concerned" by the potential decrease in property values.

"Wherever non-residential uses are adjacent to established or planned residential areas, special care must be taken to ensure privacy and to protect personal property." (City of Scottsdale, General Plan: Land Use, p. 71)

Within the 750 feet legal notification area, there are 72 Saddleback and Tamarack homes with a full cash value of \$27 million and approximately \$38 million in current market value. Homeowner's investment and ease of resale will be impacted.

It is the Flynn family that stands to profit from this development. They gain economic benefit, enhanced property value, and a commercial venture. What about the Stonegate homeowner's rights? Who is protecting them?

What protections do homeowners have for maintaining their property values if the Conditional Use Permit approval (and eventual re-zoning) by the City Council have the effect of lowering property values?

The developer has cleverly used the Conditional Use Permit process to subvert the zoning that has already been established. How can the City Council allow a "family farm" to turn into a high-density commercial venture?

When the homeowners directly affected in Saddleback and Tamarack bought their homes, the vacant lots adjacent to their property were zoned residential, R1-43. If the Flynn Conditional Use Permit is approved, for all intents and purposes, it becomes a commercial ranch. A zoning change may not be far behind.

It is unreasonable to think that residential properties can compete with the big dollars that developers spend in attorney fees to mount effective opposition to zoning changes.

Finally, the Stonegate Equestrian Park is a Scottsdale park. Does the City of Scottsdale stand to benefit from the Flynn development in terms of increased usage of the Stonegate Equestrian Park? Have any arrangements been made between the Flynn's and the City of Scottsdale?

Thank you for your consideration of this letter.

Karen Richman  
9120 N. 114th St.  
Scottsdale, AZ 85259

**From:** [dssaff@cox.net](mailto:dssaff@cox.net)  
**To:** [Projectinput](#)  
**Subject:** Flynn Family Farms  
**Date:** Tuesday, July 28, 2020 9:44:04 AM

**External Email: Please use caution if opening links or attachments!**

[City of Scottsdale](#)



We are residents in Stonegate adjacent to Flynn Family Farms. I was just made aware of a request to change zoning from a residential private farm to a large-scale Ranch operation. Flynn Family Farms already pushes the limits of 'residential private farm' as they host several large events that bring in hundreds of spectators. Parking, noise and odors are already a problem and if allowed to expand these issues will only increase in magnitude. We are NOT in favor of their request for a CUP. -- sent by Douglas S Safford (case# 4-UP-2020)

[City of Scottsdale](#)



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## Barnes, Jeff

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**From:** Krish Sun <118thkrish@gmail.com>  
**Sent:** Sunday, August 23, 2020 11:06 AM  
**To:** Barnes, Jeff  
**Subject:** Case Number: 4-UP-2020 - Community Input  
**Attachments:** siteplan\_measurements.jpg; siteplan-input.jpg

**⚠ External Email: Please use caution if opening links or attachments!**

Dear Mr. Barnes,

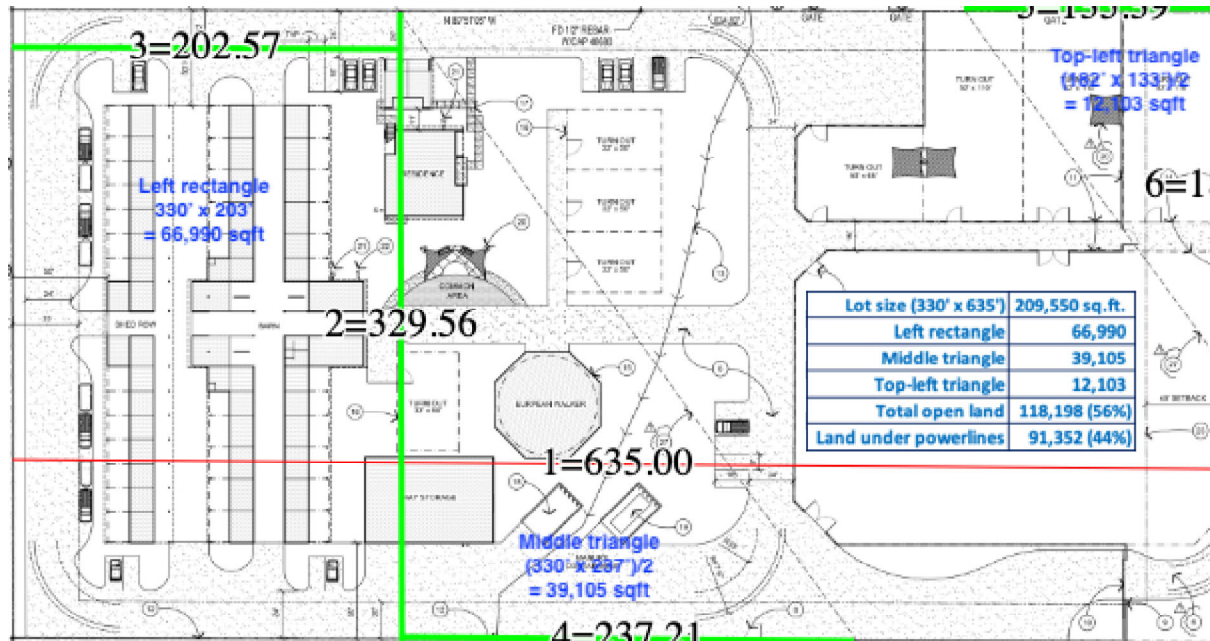
I'm a resident and homeowner of the Stonegate community and my property backs up the proposed development. Given the scale of the development and its proximity to dense residential communities, I am concerned about the potential health, safety and quality of life impacts to residents adjacent to the development.

Although the site appears to meet the City's lot size requirements for the proposed project, high voltage power lines run through a significant portion of the lot. A naive estimation shows about 44% of the lot is covered by power lines (please see attached schematic #1: siteplan\_measurements.jpg), which means, with power line easements, nearly half of the lot may not be suitable to host any permanent structures to support the proposed development. This severely impacts the configuration of various structures, like stables, barn, manure pit, etc. and pushes them towards the adjacent residential neighborhood, which increases the likelihood of health and safety risks to the nearby residents.

Reviewing the proposed site plan, it appears that there are some opportunities to reconfigure few of the structures to minimize their proximity to adjacent residential properties, and therefore reduce the negative impacts to health and safety of nearby residents. One of the reconfiguration options is to locate the stables and barn towards the middle of the lot and move the residence, hay storage and turnout to the south of the parcel (please see attached schematic #2: siteplan-input.jpg). Please note that the attached sketches are meant to convey the idea and created using some of the drawings from the proposed site plan and may not be to the scale.

I'm sure your office is considering City code along with community input, like this one, in reviewing the application and making appropriate recommendations to the applicant, City Planning Commission and City Council, with an outcome to create a healthy and best livable neighborhoods!

Thanks,  
Krishna Sunkara  
9565 N 118th Way,  
Scottsdale AZ 85259





## Barnes, Jeff

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**From:** davidakell61@gmail.com  
**Sent:** Tuesday, October 20, 2020 9:57 AM  
**To:** Barnes, Jeff  
**Subject:** Objection to The Celebrity Equine Center (formerly known as the Flynn Family Farm) Case Number 4-UP-2020.

**⚠ External Email: Please use caution if opening links or attachments!**

Dear Mr. Barnes,

My name is David Kell and I am a full time resident of Stonegate in the Tamarack subdivision. My property directly abuts the property that is listed under Case Number 4-UP-2020, currently known as the Celebrity Equine Center. I want to put on the record my objection to this Change Use Proposal. As you are aware, the area in question is mostly residential. Squeezing a commercial farm onto this plot will have a negative impact on this community.

I share my neighbors concerns about the pests and increased airborne dust this project will most likely create. The odor is another huge concern. As you know, the smell from a horse farm, even from one that has proper manure management, comes from the massive amounts of urine produced. That odor cannot be managed.

I also would like to add that I have concerns about increased "off hour" noise. I grew up in Iowa and know farm folks are early risers. In this case, where patrons of the business will most likely have jobs to attend, I can only assume they too will rise early to care for their horses before their work day begins. Already as just a family farm, I hear nearly daily tractor and other noises that begin well before the 7 am hour. I also often hear loud voices at that early hour as it seems the current users do not recognize that they are in a community setting. It can easily be assumed that patrons of the commercial farm will have even less concern about their impact on the surrounding community.

Last, I do not want to overlook the impact to property values to the Stonegate Community. While I have intention to live here the rest of my life, should the commercialization of the neighboring property impact my enjoyment of this home, I will have to move and will be put at a financial disadvantage, not to mention the tax implications to the county.

Thank you for noting my objection.

David Kell  
11962 E Del Timbre Dr.  
Scottsdale AZ 85259

## Barnes, Jeff

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**From:** MARY JO MCCARTHY <mccarthy1280@comcast.net>  
**Sent:** Friday, August 28, 2020 4:08 PM  
**To:** Barnes, Jeff  
**Subject:** Proposed Flynn Horse Property

**⚠ External Email: Please use caution if opening links or attachments!**

TO: [Jeff Barnes](#)  
Scottsdale City Planner

FM: Mary Jo and Chip McCarthy  
Stonegate/Tamarack Residents

Jeff,  
Thank you for taking time to consider input from us and our fellow Stonegate residents.

We are **profoundly against** the Flynn Family Horse property being expanded to a commercial business, literally in our back yards. Our concerns:

1. Smell of waste from 40 horses
2. Disease-carrying flies, including biting horseflies
3. Night time lights. It is, as you know, named, **The Celebrity Horse.....**
4. A commercial business in a residential neighborhood

We like horses, too. But an upscale, Scottsdale neighborhood is not the place for a commercial horse business. It is totally inappropriate.

Thank you for your time. We may be fighting a lost cause because of the money already expended. However, I hope you will see, and help others see, that this is a terrible idea for the Stonegate homeowners and our residential community.

Best regards,  
Mary Jo McCarthy  
11858 E. Del Timbre Dr.  
Scottsdale  
847-767-3761

## Barnes, Jeff

---

**From:** Dale Van <dbacks57@gmail.com>  
**Sent:** Monday, October 19, 2020 9:37 PM  
**To:** Barnes, Jeff; Larry Paprocki; Ruth Jordan  
**Subject:** Celebrity Equine Center: CUP 4-UP-2020

**⚠ External Email: Please use caution if opening links or attachments!**

Jeff -

We're 21 year residents of Stonegate, and I am seriously concerned with what I believe is a predetermined City approval of this CUP submission.

In summary, I'm asking the City to decline the application as submitted.

To be as candid as possible - I'm a 32-year Arizona and Maricopa County resident. I've witnessed this real estate movie on numerous occasions - anytime the applicant is represented by legal counsel and a Community Relations professional, while our Core Team/community representation in City meetings is limited to a single person, this project is tracking toward approval.

At this point, I'd simply request that your office admit the reality of your approval process and stop pretending that approval is mysteriously 'in-process'.

Approving CUP 4-UP-2020 as currently submitted ensures that thirty-five (35) horses will be tormented in a constrained geography, while Stonegate residents endure the negative ramifications and property valuation of an active Celebrity Equine Center.

Respectfully-

Dale Van de Vred  
9398 North 118th Street  
Scottsdale, AZ 85259  
602.885.3535

August 10, 2020

Jeff Barnes  
Senior Planner  
City of Scottsdale  
Planning and Development Services

Re: 4-UP-2020 Flynn application

Dear Jeff,

Enclosed please find 353 petitions signed by Stonegate residents who oppose the requested Conditional Use Permit for the development of a commercial ranch in an area designated Single-Family Residential (R1-43). We anticipate that there will be additional petitions when our out-of-town residents have an opportunity to respond.

The petition states our goal and delineates the three main categories of resident objections to the proposed development:

- 1) health/well-being and environmental impacts
- 2) property value
- 3) property views
- 4) concern about future zoning changes

Should you have any questions about these petitions, please do not hesitate to contact me at 480.219.9650 or [akelly46@cox.net](mailto:akelly46@cox.net) or Saralyn Antrim 480 767-3931, [saralyna@amsn.com](mailto:saralyna@amsn.com)

Sincerely,

Angelika Kelly  
Tamarack homeowner  
11954 E Del Timbre Dr.  
Scottsdale, Az 85259

Saralyn Antrim  
11987 E Terra Dr - Tamarack owner  
Scottsdale, Az 85259



Petition in Opposition to Conditional Use Permit 4-UP-2020

To: City of Scottsdale

We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at 9588 N. 120th Street. If approved, this will allow a large-scale Ranch operation instead of the residential private family farm that is currently allowed in our residential neighborhood. (see attached for further negative impacts).

Homeowner Signature Printed Name Street Address Email and/or Phone#

Homeowner Signature	Printed Name	Street Address	Email and/or Phone#
<i>John Pyle</i>	JOSEPH PARISE	11174 Sorrell Lane	480-580-2451
<i>Susan Griffing</i>	Susan Griffing	11158 E Sorrell Ln	480-628-1002
<i>Paul Natale</i>	PAUL NATALE	11126 E. Sorrell	480-860-8276
<i>Peggy Weisiger</i>		1099 E. Fairhol Ln.	480 312 2025
<i>Nodi Wenger</i>	Nodi Wenger	10982 E Fairhol Ln	480-368-8000
<i>James Tubbs</i>	JAMES TUBBS	10952 E Fairhol Ln	504 450-7058

THIS PAGE IS  
 SIGNATURES  
 FROM NEIGHBORS  
 OUTSIDE  
 STONEGATE WHO  
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Petition in Opposition to Conditional Use Permit 4-UP-2020




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Homeowner Signature Printed Name Street Address Email and/or Phone#

Signature	Printed Name	Street Address	Email and/or Phone#
	M. Hamilton	11971 E TERRA DR. SCOTTSDALE AZ 85259	BADGOODCRAIG12 @GMAIL.COM 480 4429711
		11939 E Terra Dr.	andrew@mail @gmail.com
	Popescu	11931 E TERRA DR SCOTTSDALE AZ 85259	CORNELIA POPESCU 602 628 6320
	DAN POPESCU	11931 E TERRA DR SCOTTSDALE 85259	
	Mary Savage	11904 E Terra Dr	MaryWSavage @gmail.com (916) 474 0846
	Robin Fink	11907 E Terra Scottsdale AZ 85259	robin.fink @cox.net 480-794-0256
	Craig Fink	11907 E Terra Dr Scottsdale	craig.fink @cox.net 602-461-8266
	Jeannette Wolf	11888 E TERRA DR DRIVE	480-614-8266
	Hong King	11891 E TERRA DR	HKING@ACORSONE @COX.NET 480-510-6357
	Barbara King	11891 E TERRA DR	BKLAZONGA @COX.NET 480-510-6358
	RUC Dr	11883 E TERRA	480-510-1645
	Mary Ellen Hood	11880 E Terra	mehood41 @msn.com 480-560-5975

2

Signature	Printed Name	Address	Email/Phone
	SEAN GILSON	9627 N 118TH WAY	segilson@gmail.com
	Amy Gilson	9627 N 118th Way	amygilson15@gmail.com
	Bob Gomez	12142 E. San VICTOR DR SCOTTSDALE	bob@RJGomez.com

David  
480-694-6626

**Petition in Opposition to Conditional Use Permit 4-UP-2020**

**To: City of Scottsdale**

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Homeowner Signature Printed Name Street Address Email and/or Phone#

Signature	Printed Name	Address	Email/Phone
	Rosalind Macode	11809 E Carol Ave - Scottsdale AZ 85259	
	DEL BARTOSCH	11862 E CAROL AVE, Scottsdale, AZ 85259	DEL Bartosch @GMAIL.COM
	Jeff Souer	9333 N. 119 SCOTTDALE WAY	
	Paul Duhay	9315 N 119TH WAY	
	Betty Shimeh	9310 N. 119TH way Scottsdale, AZ	
	DON WEBB	11	
	Christina Gossen	9297 N. 119th Way SCOTTSDALE	
	DAVE GARTON	9267 N 119TH WAY	
	Charles Bartner	11765 E Bella Vista Scottsdale, AZ	
	NIKODEMUS	11902 E Mission	

Petition in Opposition to Conditional Use Permit 4-UP-2020

To: City of Scottsdale

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Homeowner Signature Printed Name Street Address Email and/or Phone#

NAME	HOME ADDRESS	E. MAIL	PHONE
<i>SARALYN ANTRIM</i> <i>SARALYN ANTRIM</i>	11987 E. TERRA DR, SCOTTSDALE 85259	SARALYNA@ MSU.COM	(480) 747-3931 600-8099-c
<i>le. Kelly.</i>	Angelika Kelly	11954 E. DEL TIMBRE DR	480-219-9560 akelly46@cox.net
<i>Irene Lubin</i>		11935 E. Del Timbre	480-948- 3773
<i>Mary Lundy</i>	Mary Lundy	11938 E. del Timbre	
<i>Nancy Hazel</i>	11930 E. del Timbre Dr.	NTHOMAS@ GMAIL.COM	480 297-9000
<i>[Signature]</i>	11927 E. Del Timbre Dr.	<del>652</del> b52sharon @gmail	480.664.2290
<i>Take Lalusa</i>	11914 E. Del Timbre	lalusa@dofscottsdale	630 453 1019
<i>Donna Lalusa</i>	11914 E Del Timbre Drive	lujal@comcast.net	630 780 7214
<i>Rita Fenley</i>	11906 E DEL TIMBRE	Rita Fenley@ COX.NET	602 663-2334
<i>Kerene Feast</i>	11890 E Del Timbre	kiki.arklove @gmail.com	480-336-8814
<i>Carl Feast</i>	11890 E. Del Timbre	carlshca@ yahoo.com	480-336-8814
<i>Amy Hamilton</i>	11971 E Terra Dr Scottsdale, AZ 85259	ahamiltonwife@ gmail.com	480-630- 0495

**Petition in Opposition to Conditional Use Permit 4-UP-2020**

**To: City of Scottsdale**

We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at 9588 N. 120th Street. If approved, this will allow a large-scale Ranch operation instead of the residential private family farm that is currently allowed in our residential neighborhood. (see attached for further negative impacts).

Homeowner Signature Printed Name Street Address Email and/or Phone#

Signature	Printed Name	Street Address	Email/Phone
Maren E. Grow	Maren Grow	11870 E. Sorrell Ln Scottsdale, AZ 85259	maren.grow@ yahoo.com
J. Grow	John Grow	11870 E Sorrell SCOTTSDALE	262-930 -7401
Elaine Rosino	Elaine Rosino	11872 E. Terra Scottsdale AZ 85259	Chai18M2@ comcast.net
Monique Tailleur		11859 E. Terra Dr	abrobbs@gmail.com
John Alois	JOHN Alois		Hascottsdale @CoL
David A. Kell	DAVID A KELL	11962 E DEL TIMBRE DR	davidakell@ gmail.com
Bob R. Edwards	Bob Edwards	9300 N. 119th W	RNT Properties LLC S@gmail.com
Sandra K. Buehler	Sandra K. Buehler	9347 N. 119th Street Scottsdale AZ	SLMangan@yahoo.com
Joan Placck	Joan Placck	9369 N. 119th 85259	q2two@cox.net
Thomas Placck	THOMAS PLACCK	9369 N. 119th 85259	Azthare@A.O.L.
Isabelle Mangouni	Isabelle Mangouni	11898 E Del Timbre Dr 85259	mbssizz@gmail.com
Joanne Gates	JOANNE GATES	9298 N 119th 85259	606PDIRT1 @EMAIL

Petition in Opposition to Conditional Use Permit 4-UP-2020

To: City of Scottsdale

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Homeowner Signature Printed Name Street Address Email and/or Phone#

Signature	Printed Name	Address	Email/Phone
	M. HATCH	9624 W 118 <sup>th</sup> St	480 614 5609
	M. Lourias	9562 N. 118 <sup>th</sup> St	480-221-3931
	E. Lourias	9562 N. 118 <sup>th</sup> St	480-221-3931
	BARBARA TRAUM	9547 N 118 <sup>th</sup> WAY	480-284-7112
	ART FALKSON	9529 N. 118 WAY	480-306-4934
	JANE SMITH	9509 N. 118 WAY	480-306-4934
	Maria T. Lage	11886 E Sorrel	480-998-4788
	William Lage	↓	↓
	D Zurak	11827 E Sorrel	602-743-0427
	Alex Leitzner	9112 N 118 <sup>th</sup> ST	480 2476100
	JOHN AUCHENBACH	9420 N 118 <sup>th</sup> ST STONEGATE	480-577-9333
	D. SCAPLE	11831 E. DEL TIMBRE	480 270 9235

Signature	Printed Name	Address	Email/Phone
<i>John Gates</i>	JOHN GATES	8298 N 119th ST	JGATES3338@ AOL.COM
<i>William P. McCarthy</i>	WILLIAM P. MCCARTHY	11858 E DEL TIMBRE	mccarthq1280 @comcast.net
<i>Joan Huang</i>	Joan Huang	9109 N. 118th Place.	Jo Layman 2015 @cox.net
<i>James M. Campbell</i>	JAMES CAMPBELL	11895 E. Del Timbre Dr.	Campbelljmd @cox.net
<i>Flora Campbell</i>	Flora D. Campbell	11895 E Del Timbre Drive	Campbelljmd@ cox.net
<i>Barbara Stamper</i>	BARBARA STAMPER	11842 E Del	4barbstamper@ Jemirel@gmail.com
<i>Mary Jo McCarthy</i>	Mary Jo McCarthy	11858 E Del Timbre Scottsdale, AZ	mccarthm280 @comcast.net 847-267-3761
<i>Denise Cahill</i>	Denise Cahill	11795 E Terra Scottsdale 85259	760-613-5559
<i>Kevin Cahill</i>	Kevin Cahill	11795 E Terra Scottsdale 85259	760-525-9312
<i>Faye Doman</i>	Faye Doman	11851 E, Terra Dr.	312-301-5600
<i>Pamela</i>	Pamela	11840 E Terra Dr	480 451-3044
<i>Ann Cerami</i>	Ann Cerami	11843 E Terra Dr	480.563.3434
<i>Anne Cerami</i>	Anne Cerami	11832 E. Terra	480 363-8314
<i>Joe Cerami</i>	JOE CERAMI	11832 E. TERRA DR	480 202-3918

Signature	Printed Name	Address	Email/Phone
	LOREL SAK	11862 E. Sorrel Ln Scottsdale 85259	Soapylcs@aol.com 520 820 0278
DALE Hest	Dale R. Hest	11811 E TERRA	541 921 1787
	Ryan Wagner	11946 E Del-Ambrose	707-696-0468
	Amy's Wagner	11946 E Del-Ambrose	(520) 410 5281
Suzanne Cahill	Suzanne Cahill	9583 N. 118th Way	602-881-1036
	Ann Milke	11879 E Mission Ln	480 415-8730
	Jerome Siko	11882 E Nettling Dr	602-5405247
	Sebastien Taillier	11859 E Terra Dr	480-689-3441
	Charles Splete	11867 E Terra Dr	(480) 205-2552
	Sharon R Sate	11862 E. Sorrel 85259	480 948 9242
Amy Clements	AMY CLEMENTS	11871 E Appaloosa Pl Scottsdale 85259	480. 462. 4212
Vincent Clements	VINCENT CLEMENTS	11871 E Appaloosa Pl Scottsdale Az 85259	401. 206. 7263
Ruth A. Jordan	Ruth A. Jordan	11878 E Sorrel Scottsdale 85259	520. 909. 6767
David L. Jordan	David L. Jordan	11878 E Sorrel Scottsdale 85259	520-909-6762

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

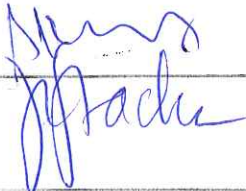



We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:




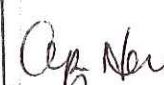
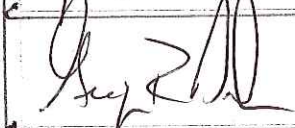





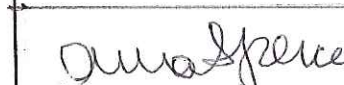

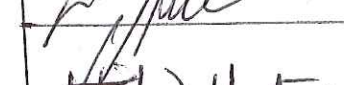
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Signature	Printed Name	Address	Email/Phone
	<del>ALISA CHANDRIKA</del> KRISHNA SUNKARA	9565 9565 N 118th Ave Scottsdale	118thway@gmail.com
	Juanita Stackers	9049 N 118th Way Scottsdale	jstackers@ srrail.com
	ROBERT Rumber	9693 N 118th Way, Scottsdale AZ 85259	robfilmer73@gmail. com
	Mary Ann Lebas	9707 N 118th Way Scottsdale AZ 85259	

Signature	Printed Name	Address	Email/Phone
	RONA HERMAN	9763 N. 118th SCOTTSDALE, AZ 85259	ronalr@cox.net
	DIANE ALLEN	11872 E. APPALOOSA PL. 85259	
	Linda K BENNESON	11864 E. APPALOOSA PL. SCOTTSDALE AZ 85259	
	April Horn	11879 E. Appaloosa Place	
	GREGORY DESCH	11854 E. SURREY LANE	
	Mary Ann GORECKI	11859 E Sornel 11859 E Sornel Ln.	
	Kenneth R SELBIG	11867 E. Sornel Ln	
	MACKAY E SELBIG	11867 E Sornel Ln	
		11875 E. Sornel Lane	
	SCOTT	11854 E, CAROL AVE	
	SPENCE	11865 E. CAROL AVE	
	Lenny STIBERMAN	1187 E rd Timber Dale	
	PHILIP HUERTA	12417 E. CAYUSE CT. SCOTTSDALE AZ	

Zoning Petition Form

June 2020

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Signature	Printed Name	Address	Email/Phone
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<i>John P. Doney</i>	JOHN DONEY	9149 N. 116th Way	PROXE 480-860-0010
----------------------	------------	-------------------	--------------------

<i>Sally M. Doney</i>	SALLY M. DONEY	9149 N. 116 <sup>th</sup> Way	" "
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<i>Nancy Diaz</i>			SWANKDY@YAHOO.COM
-------------------	--	--	-------------------

	NANCY DIAZ		
--	------------	--	--

		9260 N 117 <sup>th</sup> Street	
--	--	---------------------------------	--

		Scottsdale Az 85259	
--	--	---------------------	--

Angelika Kelly  
Petition  
Jul 3, 2020 at 2:33:49 PM  
blushrose2@aol.com

Please sign petition (signature, name, address, phone/email) and mail it back to me. I will add it to the signatures from here.

Thank you very much.

**Petition in Opposition to Cor**  
**To: City of Scottsdale**  
We the undersigned own  
Stonegate **OPPOSE** the  
Family Residential (R1-

• • • • •

approved, this will allow residential private family neighborhood. (see attached)

**Homeowner Signature Printed Name**

Marsha L. Erb

blushrose2@aol.com

*Marsha L. Erb*

319-310-1412

11870 E. Carol Ave.

SCOTTSDALE, AZ 85259

Larry A. Erb

larry.a.erb@gmail.com

*Larry A. Erb*

319-310-1412

11870 E. Carol Ave.

**From:** Angelika Kelly akelly46@cox.net  
**Subject:** Petition  
**Date:** July 7, 2020 at 7:30 PM  
**To:** lmorrison1931@yahoo.com

**Pls sign and mail back...**

**Zoning Petition Form**

**June 2020**

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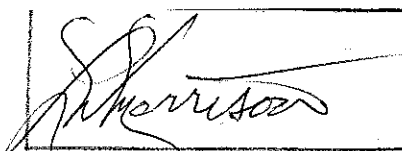
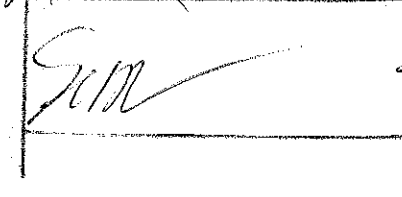
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	LARRY W. MORRISON	11687 E. BELLA VISTA DR. SCOTTSDALE AZ 85259	lmorrison1931@ yahoo.com
	Ingrid Morrison	11687 E. Bella Vista Dr Scottsdale AZ 85259	//

Sent from my iPad

**Zoning Petition Form**

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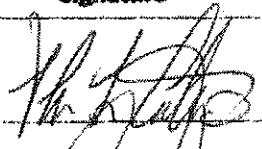
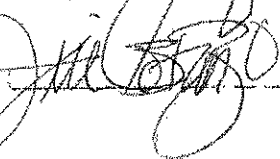
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Signature	Printed Name	Address	Email/Phone
	THOMAS COSTANZO	11431 E. TERRADI SCOTTSDALE AZ 85259	COSTANT480@ gmail.com Phone 4806619483
	Jill COSTANZO	SAME	SAME

**Zoning Petition Form**

**June 2020**

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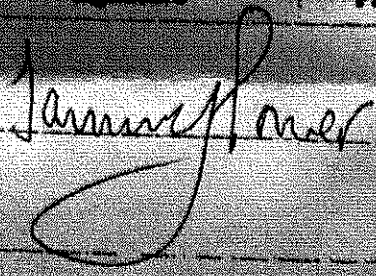
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Signature	Printed Name	Address	Email/Phone
	Tammy Power	9298 N. 115th St.	tammypower@cox.net 480/361.3373

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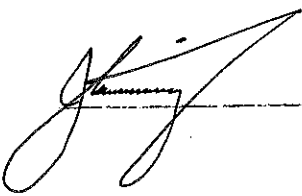
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Signature	Printed Name	Address	Email/Phone
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Joe Strening

11393 E. Somerlow

jstrening@gmail.com  
(630) 280-1068

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
	AHRON BOEHMER	9095 N 116TH WAY SCOTTSDALE, AZ 85259	NESSIA@JUNO.COM
N. Boehmer	Nessia Boehmer	9095 N. 116TH WAY scottsdale, AZ 85259	Nessia@juno.com

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Signature	Printed Name	Address	Email/Phone
<i>Jeri Quadlin</i>	Jeri Quadlin	11789 E. Terra DR. (Vintage)	jeri.ann.freemuth@gmail.com
<i>John Quadlin</i>	John Quadlin	11789 E Terra Dr Scottsdale, AZ 85259	

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
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*Laurel Orr*

Laurel Orr

12041 E Mission Lane  
Scottsdale, AZ 85259

laurel.b.orr@gmail.com

**Zoning Petition Form**

**June 2020**

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<i>Maria Sands</i>	MARIA SANDS	9605 N. 118th Way	MELITA39@COX.NET (480) 837-5433 (480) 772-0518
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**Zoning Petition Form**

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Signature	Printed Name	Address	Email/Phone
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	Marsha L. Erb	11870 E. Carol Ave Scottsdale, AZ 85259	blushrose2@aol.com
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	Larry A. Erb	11870 E. Carol Ave Scottsdale, AZ 85259	larry.a.erb@gmail.com
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**Zoning Petition Form**

June 2020

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Signature	Printed Name	Address	Email/Phone
	Zachary Bealos	11936 E. Del Rio Blvd.	Zbealos@gmail.com
	Fleur Blumberg	same	Fblumberg@gmail.com

**Zoning Petition Form**

**June 2020**

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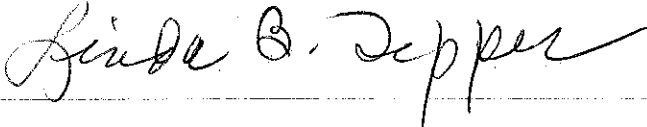
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Signature	Printed Name	Address	Email/Phone
	Linda B. Tepper	11851 E. Sorrel Lane	LBT18 @ ATT. NET

**Zoning Petition Form**

**June 2020**

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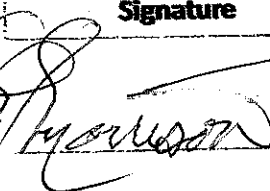
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  - g. Security/Safety (exposure to many vendors, workmen, etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	LARRY W. MORRISON	11687 E BELLAVISTA DR	lmorrison1931@yahoo.com

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

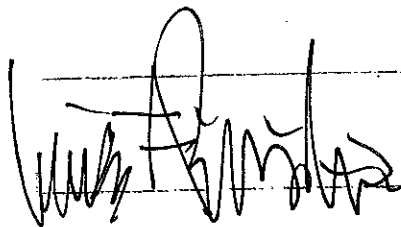
9588 N. 120th Street Scottsdale, Arizona 85259

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Signature	Printed Name	Address	Email/Phone
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 Louis Romain 9741 N 117<sup>th</sup> St Ifromain@cox.net

Jean M Romain Jean Romain 9741 N 117<sup>th</sup> St. Jeanromaine@cox.net

Zoning Petition Form

June 2020

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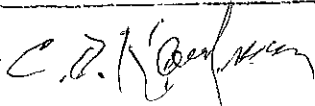
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Signature	Printed Name	Address	Email/Phone
	CHARLES KRAFTMAN	9090 N. 119 WAY SCOTTSDALE 85259	CHARLES@KRAFTMAN.COM

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

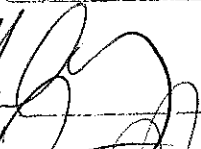



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Signature	Printed Name	Address	Email/Phone
	Neal Nirenberg	9920 N 117th Pl Scottsdale AZ 85259	Nirenbergfarm@yahoo.com
	Lorna Nirenberg	9920 N 117th Pl Scottsdale 85259	lorna0222@yahoo.com
	Amanda Nirenberg	9920 N 117th place Scottsdale, AZ 85259	6023774843
	Jake Nirenberg	Scottsdale AZ 85259	6023708057

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

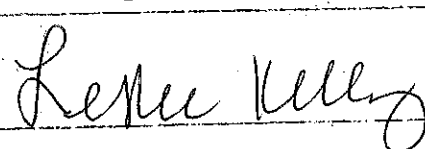
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Signature	Printed Name	Address	Email/Phone
	Leslee Kelly	11678 E. Appleloosa Pl	lkemondoc@gmail.com 480-248-5657

Zoning Petition Form

June 2020

Conditional Use Permit: #-UP-2020



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Signature	Printed Name	Address	Email/Phone
	Erenney Beabos	11736 E. Del Norte Dr.	Ebeabos@gmail.com
	Flair Blusher	SAFE	Abelshen@gmail.com

Zoning Petition Form

June 2020

Conditional Use Permit: 4-CUP-2020



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Signature	Printed Name	Address	Email/Phone
	Barry Spector	11806 E. CAROL AVE	MINE - 480.751.1111
	Judith Spector	11806 E. CAROL AVE	MINE - 480.751.1111

**Zoning Petition Form**

**June 2020**

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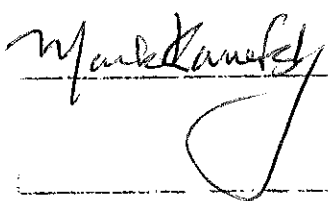
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Signature	Printed Name	Address	Email/Phone
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	MARK KANEFSKY	11275 E. Appaloosa Pl.	MKingZZ@gmail.com
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Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

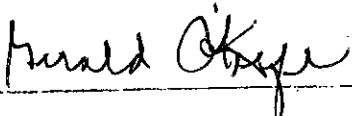
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Signature	Printed Name	Address	Email/Phone
			
	GERALD O'KEEFE		
		11659 E CARON ST	SCOTTSDALE AZ 85259
			gokeefe2@icloud.com

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
<i>Kirk Stahlman</i>	Kirk Stahlman	11848 E. Bella Vista Dr	kirkstahlman@hotmail.com 480 860 1917
<i>Rebecca Stahlman</i>	Rebecca Stahlman	11848 E. Bella Vista Dr.	becky_stahlman@hotmail.com 480-860-1917

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

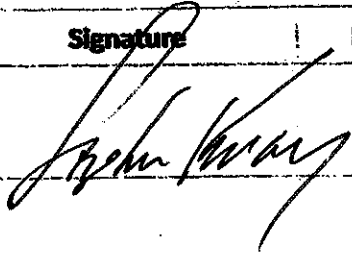
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Signature	Printed Name	Address	Email/Phone
	Dr. Stephen Kranz	9422 N. 115th Street Scottsdale, AZ 85259	480-860-1096 trethecord@yahoo.com

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
	John M. Szymanski	0588 N. 120th St Scottsdale, AZ 85259	mszymanski@stonegate.com
	Susan Szymanski	0588 N. 120th St Scottsdale, AZ 85259	sszymanski@stonegate.com

**Zoning Petition Form**

**June 2020**

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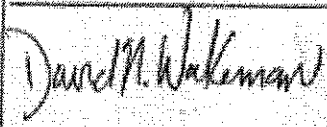
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Signature	Printed Name	Address	Email/Phone
	Daniel N. Wakeman	11860 e. Del timbre Scottsdale, Az 85259	dn.wakeman@aol.com 314-605-9195

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
	Donald G. Schoen	12015 E Belle Vista Circle	d.schoen@inbox.com dgschoen@gmail.com 575 954-8789

From: Debbie Mok Al,Debbie.Mok@gmail.com  
Subject: Petition  
Date: 4. Jul 2020 at 12:02:18  
To: Angelika Kelly akelly46@cox.net  
Cc: Debbie Mok Al,Debbie.Mok@gmail.com

Thanks Angelika.

**Petition in Opposition to Conditional Use Permit 4-UP-2020**  
**To: City of Scottsdale**  
We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at 9588 N. 120th Street. If approved, this will allow a large-scale Ranch operation instead of the residential private family farm that is currently allowed in our residential neighborhood. (see attached for further negative impacts).

Homeowner Signature Printed Name Street Address Email and/or Phone#

AL MOK			
11979 E. TERRA DR			
amok2010@gmail.com			
403-671-5249			

Regards ... Al  
M: +1 403 671 5249

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

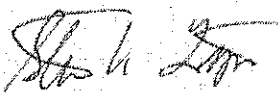
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Signature	Printed Name	Address	Email/Phone
	STEVEN W. LIPPS	118619 ELARDL AVE SCOTTSDALE, AZ 85259	SWLIPPS@GMAIL.COM 480-661-1414

General Provisions Form

Form 1010

Conditional Use Permit 1010-1010

For the management matters of property in the residential community of ...



1010 N. 1010th Street, Phoenix, AZ 85010

of agreement, this will allow a large-scale ...

Our goal is to minimize negative impacts of the ...

- 1. Current ...
- 2. Height and Environmental impacts including:
  - a. Noise (from homes, trucks, trailers, ...)
  - b. Pests (rats, rodents, etc.)
  - c. Odors (from homes and ...)
  - d. Dust (from ...)
  - e. Light (ill over property, ...)
  - f. Privacy (affecting residents in ...)
  - g. Security/Safety (superior to many ...)

3. Influence/Proposed future zoning changes that would allow ...

Signature	Printed Name	Address	Email/Phone
	KATHLEEN BOGATYR	9172 N. 1010th Way Suite 101 85010	k.bogatyr@... 1010
	PETER BOGATYR	9172 N. 1010th Way Suite 101 85010	p.bogatyr@... 1010

From: aryeh1@aol.com  
 Subject: Petition  
 Date: 9. Jul 2020 at 06:44:35  
 To: akelly46@cox.net  
 Cc: aryeh1@aol.com

Please let me know if you get this.

Marge Kaplan

*Angelika Kelly  
11954 E. Oak Tamarack Dr*

**Zoning Petition Form**  
**June 2020**  
**Conditional Use Permit: 4-UP-2020**

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

9588 N. 120th Street Scottsdale, Arizona 85259

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  - g. Security/Safety (exposure to many vendors, workman, etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
<i>Marge Kaplan</i>	<i>Marge Kaplan</i>	<i>9588 N. 120th St Phoenix AZ 85259</i>	<i>angelika.kelly@cox.net 480-444-1111</i>
<i>Manning Kaplan</i>	<i>Manning Kaplan</i>	<i>9588 N. 120th St Phoenix AZ 85259</i>	<i>mkaplan@stonegate.com 480-444-1111</i>

From: Mike Szymanski mikebiglake@gmail.com  
 Subject: Re: Petition  
 Date: 12. Jul 2020 at 15:09:09  
 To: Angelika Kelly akelly46@cox.net  
 Cc: aryeh1@aol.com, dnwakeman60@icloud.com,  
 swlipps@gmail.com, kbogatyr@cox.net

I'm sorry, I put the incorrect address on the previous Zoning Petition Form, please void the other form.

**Zoning Petition Form**

*June 2020*

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	John (Mike) Szymanski	11203 E. Apple Blossom Dr Scottsdale, AZ	mikebiglake@gmail.com

**Zoning Petition Form**

**June 2020**

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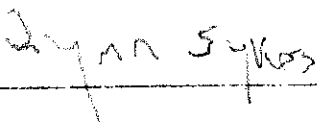
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Signature	Printed Name	Address	Email/Phone
	Lynn Sykes	11216 E Appaloosa Pl	LR5e Cox.net

Zoning Petition Form

Susan & Whitney Douglass  
9173 North 116th Place  
Scottsdale, AZ. 85259-5994

June 2020

Conditional Use Permit: 4-UP-2020

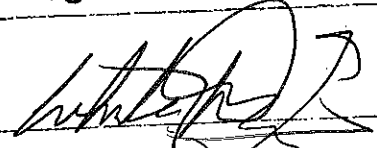
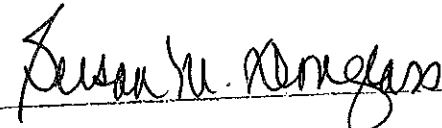
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Signature	Printed Name	Address	Email/Phone
	Whitney Douglass	9173 N. 116th Pl	WhitneyRog@COX.net
	SUSAN M DOUGLASS	9173 N. 116th Place	SUE.DD@OUTLOOK.COM

**Zoning Petition Form**

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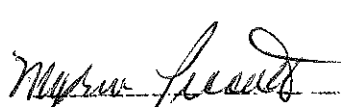
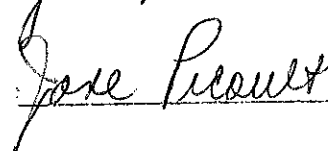
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	MYRON PICOULT	11357 E. Sorrel Ln. Scottsdale, AZ 85259	mmPicoult@aol.com
	JANE PICOULT	11357 E. Sorrel Ln. Scottsdale AZ 85259	JPicoult@aol.com

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-202**

Thank you  
Mrs. Kelly  
God Bless You


We the undersigned owners of property in the residential community requested Conditional Use Permit for a Single-Family Residential (R1-

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Signature	Printed Name	Address	Email/Phone
	LaTonaya Bryant	9506 N. 113 <sup>th</sup> Way Scottsdale Az 85259	7/25/2020
			949.629.0332 ngl766.net@gmail.com

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020


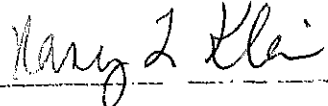
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Signature	Printed Name	Address	Email/Phone
	Ralph Klein	11378 E. Camelback	ralph.klein@att.net 480-307-6621
	Nancy L Klein	" " " "	" "

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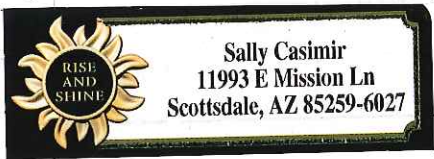
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*A. Stephen Casimir*

A. Stephen Casimir, M.D.  
11993 E Mission Ln  
Scottsdale, AZ 85259-6027

*Dr. Steve.sdl@gmail.com*

*Sally Casimir*



*480-614-6616*

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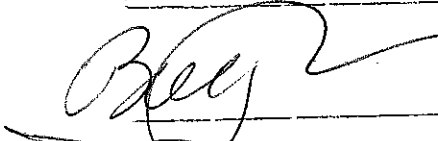
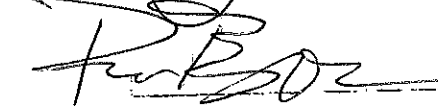
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	Bill BALOGH	12061 E MISSION LANE CIRCLE	
	Robin BALOGH	12061 E MISSION LANE CIRCLE	

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*Gloria Ayoub*  
Gloria Ayoub

11273 E. Sorrel Lane - 85259  
E. Sorrel Lane

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Ronald Gowens    RONALD GOWENS    11665 E SONDEL LN    4802131550

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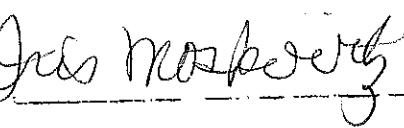
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Signature	Printed Name	Address	Email/Phone
	DON MOSKOWITZ	92411117THWAY	TETG00A@aol.com 480-209-1717
	IRIS MOSKOWITZ		tetg00a@aol.com

**Zoning Petition Form**

June 2020  
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	Donna Tuaketta	11642 East Bella Vista Drive Scottsdale, AZ 85259	480-510-8886 Donna3@yahoo.com
	H. Adele Danto	11642 East Bella Vista Drive Scottsdale, AZ 85259	480-707-2611
	Josh Tuaketta		480-707-2611
		11642 - East Bella Vista Drive	

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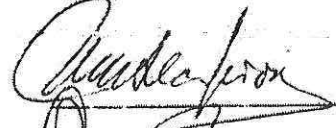
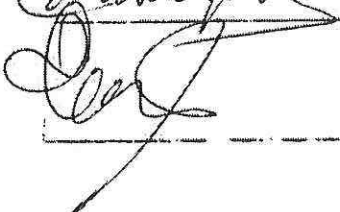
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	CRISTINA SCAGLIONI	9414 N. 114 <sup>th</sup> WAY	MESCAR@ME.CO
	HERNAN SCAGLIONI	Same	Same

**Zoning Petition Form**

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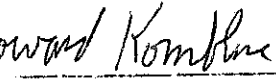
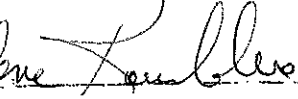
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Signature	Printed Name	Address	Email/Phone
	HOWARD KORNBLUM	11243 E. Palomino Rd Scottsdale AZ 85259	HKornblum@yahoo.com 480-3149929
	Ilene Kornblum	11243 E. Palomino Rd Scottsdale AZ 85259	Blondladi@gmail.com 480-3149929

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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*Barbara R Smith*

B SMITH 2512@AOL.COM

BARBARA R SMITH 11947 E TERRA DR

*Ronald C Smith*

RONALD C SMITH 11947 E TERRA DR

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*Ajeese Murik* Ajeese Murik 9274 N. 113<sup>th</sup> Way 602-796-8662

*Sam Murik* Sam Murik 9274 N. 113<sup>th</sup> Way 602-810-2210

*Michelle Murik* Michelle Murik 9274 N. 113<sup>th</sup> Way 480-250-7248

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	Wendy Mesaros	11721 E Terra Dr Scottsdale AZ 85259	swmesaros@aol.com
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	Steven G. Mesaros	11721 E Terra Dr Scottsdale AZ 85259	SGMesaros@gmail.com
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Zoning Petition Form

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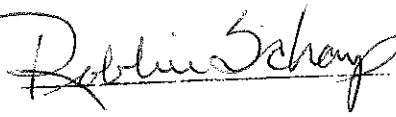
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	ROBBIE SCHAMP	12137 E. SAN VICTOR	602.677.6816 GREGSCHAMP@GMAIL.COM

Zoning Petition Form

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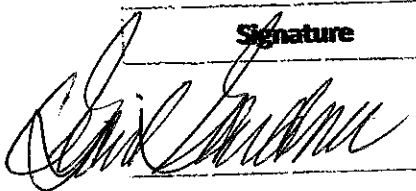
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Signature	Printed Name	Address	Email/Phone
	CGAIL GARDNER	9588 N 116 <sup>TH</sup> ST Scottsdale	CGAILGARDNER@gmail.com

Zoning Petition Form

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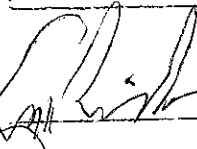
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Signature	Printed Name	Address	Email/Phone
	Cernell M Rickard	11624 E Arabiya Park Drive	CMR1ck@Comcast.net 480-657-3943
Patricia Rickard	PATRICIA RICKARD	11624 E Arabiya Park Drive	480-657-3943

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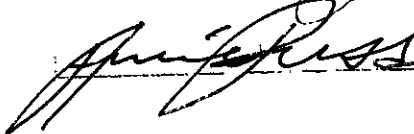
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	LENA NORBERG 9712 N 116th ST.		847.912.8642
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	ARNIE PRESS 9712 N 116th ST.		847.912.4194
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<i>Debby Winemiller</i>	<i>Debby Winemiller</i>	<i>11362 E. Sorrel Lane Scottsdale, AZ 85259</i>	<i>debbywi2000@yahoo.com 503-358-5837</i>
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<i>Bert Winemiller</i>	<i>Bert Winemiller</i>	<i>11362 E. Sorrel Lane Scottsdale AZ 85259</i>	<i>debbywi2000@gmail.com</i>
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**June 2020**

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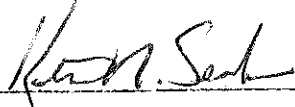
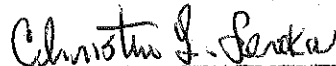
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Signature	Printed Name	Address	Email/Phone
	KENNETH R. SEROKA	9354 N 118TH SCOTTSDALE, AZ. TAMARACK	KSEROKA@VICTORENVELOPE.COM 630-886-7561
	CHRISTINE L. SEROKA	SAME	630-886-7561

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Signature	Printed Name	Address	Email/Phone
<i>Carolyn Rock</i>	Carolyn Rock	11712 E. Turquoise Scottsdale, AZ	rockcarolyn@gmail.com 85259
<i>Michael V. Rock</i>	Michael V. Rock	11712 E. Turquoise Ave, Scottsdale, AZ	85259

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	MARK A. Osadchuk	11609 E. BELL VISTA DR.	
	SCOTTSDALE AZ	85259	

Along with the above items, we would also add that there is additional manure that is not picked up by Horse Owners/Riders. Horse manure is left on the path, just feet from the back-yards of residents and not picked up by Horse riders / owners. Dog owners are responsible for removing dog feces, ALL Horse owners / riders don't bear the same responsibility or they disregard the law. This is a health hazard along with the smell and fly / pest problem it creates.

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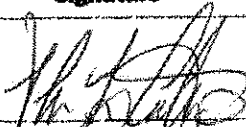
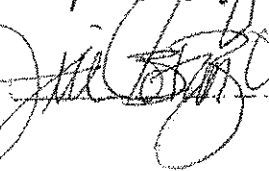
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Signature	Printed Name	Address	Email/Phone
	THOMAS COSTANZO	11431 E. TERRADA SCOTTSDALE AZ 85259	COSTANT480@ gmail.com PHONE 4806619483
	Jill COSTANZO	SAME	SAME

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Signature	Printed Name	Address	Email/Phone
<i>Elaine C. Castilla</i>	ELAINE C. CASTILLA	9756 N. 115th Pl Scottsdale, AZ 85254	<i>elaine.castilla</i> © COX.net

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<i>Cynthia B. Marcus</i>	CYNTHIA MARCUS	11672 E-Bella Vista Dr. Scottsdale, Az. 85259	480-451-4727 (Heritage Coast)
			<i>NANNYCYN12@ICLOUD.COM</i>

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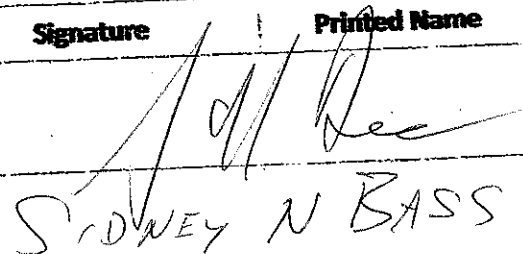
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Signature	Printed Name	Address	Email/Phone
	SIDNEY N BASS	9767 N 117 ST	SKYMERAZ@YAHOO.COM

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

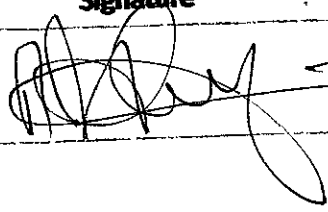
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	ROBT SCHAEFER	11734 ETERRA	T. I. Schaefer @ Sun.com

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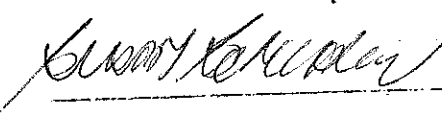
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	Susan Schneider	11674 E Del Timbre Dr.	sschneider21@ cd.net
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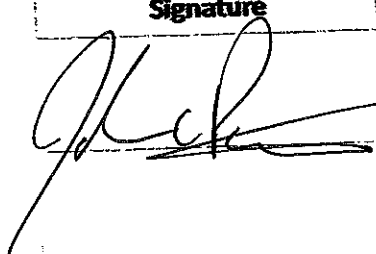
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	JOHN C. PATTERSON	11629 E. ALTIMORE	SCOTTSDALE, AZ 85259 JPATTERSON@CEP-AZ.COM 602-319-5674
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	MIMI WEINSTEIN	9173 N 117 Way Scottsdale AZ 85259	MIMI WEINSTEIN @ADL.COM
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	MICHAEL WEINSTEIN	9173 N 117 Way Scottsdale AZ 85259	MIMI WEINSTEIN @ADL.COM
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**Zoning Petition Form**

**June 2020**

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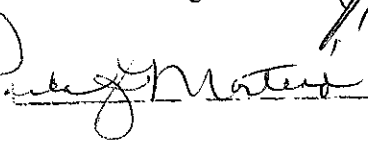
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Signature	Printed Name	Address	Email/Phone
	Samuel S. Martino Jr	11914 E Del Timbre	buffalobman32@yahoo.com
	Pamela J. Martino	11914 E. Del Timbre Dr. Scottsdale, Az. 85259	pmartino32@gmail.com

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*Susan Recsetar*    SUSAN RECSETAR    11426 E CARON ST    847-744-1160

*Steve Recsetar*    STEVEN RECSETAR    11426 E. CARON ST    847-744-1023

Zoning Petition Form

June 2020

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Signature	Printed Name	Address	Email/Phone
Dale + Carolee Peterson	DALE + CAROLEE PETERSON	9336 N. 114th St. Scottsdale Belcourt	N/A (That's our retirement home)

*we live now in California  
State of Peer Poop with tents + homeless*

*Could not agree more with you - Horses + Stable - Manure in 110 + up temp. are incompatible. You won't be able to live in your homes. Noise from trailers come + going are horrible. The home values will plunge. Have them move to the other side of the land - nearer the freeway. You have a right to protect your property. Contact the Goldwater Law firm in Scottsdale.*

pg. 1 *They work w/ violations.*  
Mrs. P.

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*Sharon Altieri* SHARON ALTIERI 11439 E. Bella Vista, Sr (Regent)

*Richard Altieri* Richard Altieri 11439 E. Bella Vista, Sr

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11849 C Pinedale Ave  
Scottsdale AZ 85259

Rebecca Randle

Kirks Randle  
Rebecca Randle

[Signature]

beckyrandle at icloud.com 801 827 5434

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*Gerald Beitzwell*

GERALD  
BEITWELL

11299 E APPALOOSA P  
SCOTTSDALE AZ

JERRABEE@GMAIL.COM

*Julianne Bidwell*

JULIANNE  
BEITWELL

JUL  
BEITWELL@GMAIL.COM

480 368-4633

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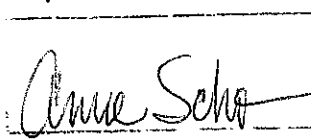
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	JOHN SCHARNWEBER	12113 E. MISSION LN SCOTTSDALE AZ 85259	701-226-4515
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	Anne Scharnweger	12113 E. MISSION Lane Scottsdale, AZ, 85259	
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	JANET KASSMANN	11619 E. APPALOOSA PL.	J.KASSMANN@COX.NET 602-390-9768
	FRANK KASSMANN	11619 E. APPALOOSA PL.	KASSMANN@COX.NET 602-390-5064

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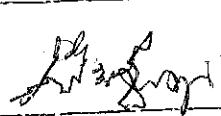
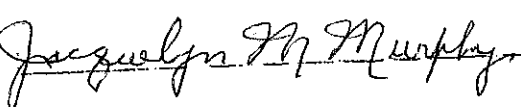
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	DANIEL MURPHY	9372 N. 114th ST.	480-391 3344
	JACQUELYN M. MURPHY	9372 N. 114th ST.	480 391 3344

Zoning Petition Form

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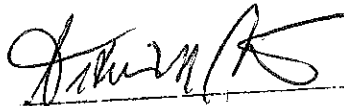

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	ARTHUR M. BRYTON	11981 E. MISSION AVE. SCOTTSDALE AZ. 85259	ARTHUR.BRYTON@COX.NET
	Sheila Bryton	11981 E. MISSION LN SCOTTSDALE, AZ 85259	Sharbryton@cox.net

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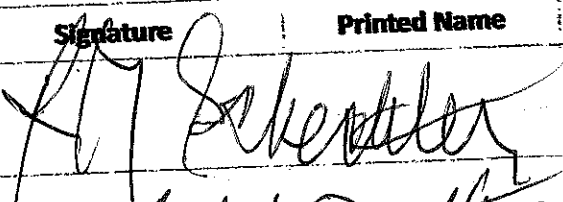
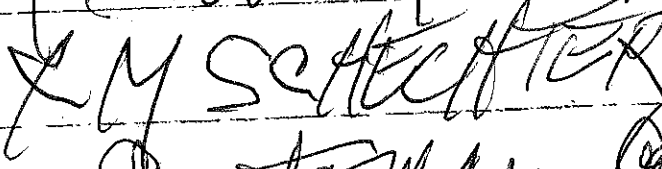
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Signature	Printed Name	Address	Email/Phone
		11677 E. Bella Vista Dr	
			
			justomay@aol.com

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

9588 N. 120th Street Scottsdale, Arizona 85259

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<i>Julie Walrod</i>	Julie Walrod	11701 E. Del Timbre Scottsdale, AZ 85259	Julie.walrod@me.com
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**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
<i>Bonnie Buchbinder</i>	Bonnie Buchbinder	9459 N 113 Way	<i>BBueh41@aol.com</i>

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
<i>Jane S. Marks</i>	Jane S. Marks	9481 N. 114 <sup>th</sup> Way Scottsdale AZ 85259	<i>jsmarks@cox.net</i> <i>(480) 597-3564</i>

Zoning Petition Form

June 2020

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Signature	Printed Name	Address	Email/Phone
	John C. Osgood	11777 E Bella Vista SCOTTSDALE, AZ	480 361 4237
	MONA L. OSGOOD	11777 E Bella Vista DR SCOTTSDALE, AZ	480-361-4237
		MS-MONA@att.net	

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

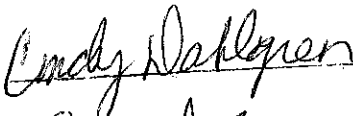

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Signature	Printed Name	Address	Email/Phone
	Cindy Dahlgren	12209 E. Mission Ln Scottsdale 85259	DahmR@hotmail.com
	ANDREW DAHLGREN	12209 E MISSION LN S'VALE, 85259	dahmR@hotmail.com

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Signature	Printed Name	Address	Email/Phone
	Mike Maksulian	12148 E. SAN SIMON DR	maksulian@cox.net 480-529-4621
	Betty Maksulian	"	" bettymak2@cox.net 480-529-4626

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

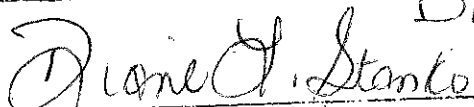
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Signature	Printed Name	Address	Email/Phone
	DIANE L. STANKE	11644 E. SORREL LN. SCOTTSDALE, AZ 85259	stanko030@aol.com (TRADEWINDS)

**Zoning Petition Form**

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Signature	Printed Name	Address	Email/Phone
<i>William P. Henderson</i>	William P. Henderson	9390 N. 114th St.	913-558-7901 williamhenderson221@gmail.com
<i>Kathryn A. Henderson</i>	Kathryn A Henderson	"	913-558-7901 hendy.kathy@gmail.com

Zoning Petition Form

June 2020

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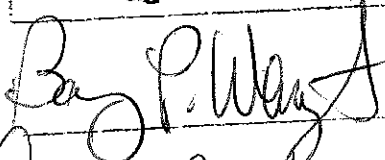
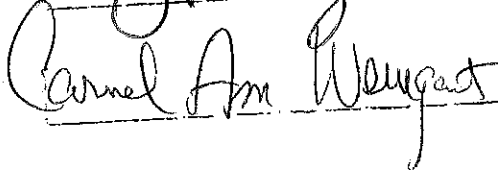
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Signature	Printed Name	Address	Email/Phone
	Barry P. Weingart	9066 W. 115 <sup>th</sup> Pl	barryweingart@gmail.com
	Carol Ann Weingart	"	"

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**June 2020**

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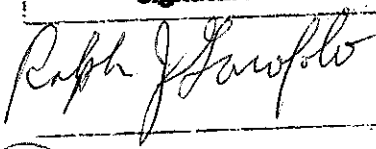
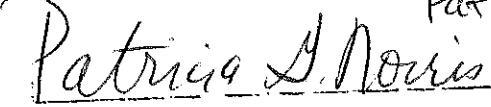
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Signature	Printed Name	Address	Email/Phone
	RALPH GAROFOLO	11283 E CAROL AVE SCOTTSDALE 85259	480-252-3200
	Patricia Norris	11283 E Carol Ave SCOTTSDALE, AZ 85259	480-227-8832

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
<i>Deborah Campouris</i>	Deborah Campouris		
<i>Deborah Campouris</i>	Deborah Campouris	11903 East Del Timbre Drive	Scottsdale
			<i>dcampouris@AOL.com</i>
			<i>(480) 993-9789</i>

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**June 2020**

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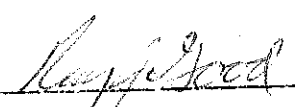
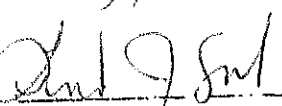
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Signature	Printed Name	Address	Email/Phone
	RAY GOOD	11430 E. PALOMINO Rd Scottsdale	RAYGOOD@SBCGLOBAL.NET
	LINDA GOOD	11430 E. PALOMINO Rd SCOTTSDALE,	LGOODR@SBCGLOBAL.NET

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Signature	Printed Name	Address	Email/Phone
<i>Marietta Gordon</i>	Marietta Gordon	11403 E. Caran St	85259 / NA 480-314-1929

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<i>Mary Goldberg</i>	MARY GOLDBERG	9185 N. 116 <sup>th</sup> St Tumacacori	
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Signature	Printed Name	Address	Email/Phone
	SHARON L. ELLIOTT	11704 E. ARABIAN PARK DR. SCOTTSDALE, AZ 85259	ELLIOTTSB74@GMAIL.COM 630-885-8819

**Zoning Petition Form**

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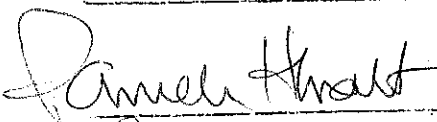
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	Pamela Matt	11448 East Mission Lane	480-220-6968
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	JOSEPH MATT	11448 E. MISSION LN.	480-220-6968
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Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

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*Sandra Goldstein* Sandra Goldstein

Sandra Goldstein Sandra Goldstein

9464 North ~~118~~ 118<sup>th</sup> St

gerrident@cox.net

480-570-8127 cell

480-614-0961

**Zoning Petition Form**

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Signature	Printed Name	Address	Email/Phone
	Raul Davis	11657 E Terry	randy80@outlook.com 410-589-9567

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

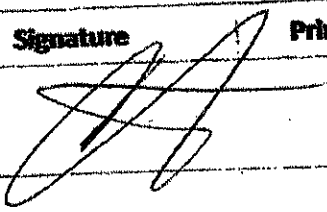
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Signature	Printed Name	Address	Email/Phone
			
	CHRIS SAVITTIERI		
		11846 E. SORRELL DR	
			CSAVITTIERI@EMAIL.COM

Zoning Petition Form

June 2020

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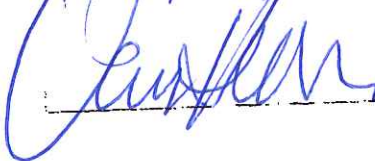
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	Derek Flynn	11614 E. Terra Blvd Scottsdale AZ 85259	480 330904
	Vanessa Hill Flynn	Address per above	480 3320530

From: Angelika Kelly akelly46@cox.net  
Subject: Petition  
Date: July 31, 2020 at 12:01 PM  
To: Steven Scott sscott49@gmail.com

Thank you so much for your support...

**Zoning Petition Form**

June 2020

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*Judith Bloom*

JUDITH BLOOM

11364 E APPALOOSA PI

jbloome@scottgrp.com

**Zoning Petition Form**

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*Ralna English*

RALNA English

9321 N. 115<sup>th</sup> St. Scottsdale, AZ 85259

eve@ralnaenglish.com

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
	Robert Loewen	9257 N. 117th St. Scottsdale AZ 85259	480-628-2676
Mary Loewen	Mary Loewen	9257 N. 117th St Scottsdale, AZ 85259	480-628-4635

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	NADIA H. NADOL	11659 E Bella Vista Dr Scottsdale, AZ 85259	nadol@cox.net
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Sarah Rough

11227 E. Appaloosa Place

310.413.9097



Shakyar Rough

486.510.2898

We are against this licensing & bringing commercial zone into the area

**Zoning Petition Form**

**June 2020**

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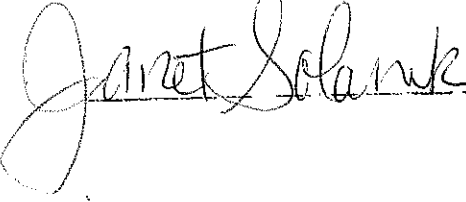
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	EDWARD SOLANIK	11803 E. TERRA DR	SCOTTSDALE AZ 85259
	Janet Solanik	11803 E Terra Dr	Scottsdale, AZ 85259

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Elizabeth Gayleen Brommers Elizabeth Gayleen Brommers

12047 E Bella Vista Drive, Scottsdale AZ 85259

gbrommers@yahoo.com 480.767.3366

Leonard Brommers Leonard Brommers

12047 E Bella Vista Dr Scottsdale AZ 85259

pg. 1 gbrommers@yahoo.com 480-767-3366

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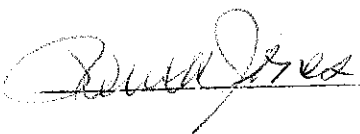
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 PAULA JONES 12035 E. BULLA VISTA DR Paula@Corporate-Parkways.com

216/469-7605

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**June 2020**

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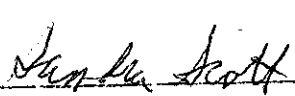
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Signature	Printed Name	Address	Email/Phone
	SANDRA SCOTT	11854 E. CAROL AVE	MISAN @ Cox, NET

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Signature	Printed Name	Address	Email/Phone
<i>Jolenn Medigovich Heindish</i>	JOLANN MEDIGOVICH HEINDISH	11688 E. CARON ST SCOTTSDALE	480-314-1145

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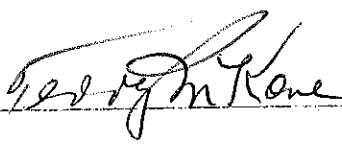
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	TERRY M KANE	11736 E. ARABIAN PARK DR. SCOTTSDALE, AZ 85259	terrykane@earthlink.net
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Signature	Printed Name	Address	Email/Phone
	BARBARA Robbins	11637 E Oel Tumple	480-451-1551

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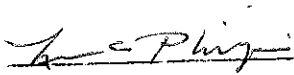
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Signature	Printed Name	Address	Email/Phone
	LYNN C. Phillips	9588 N 115th St	767-3803

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020


We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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Signature	Printed Name	Address	Email/Phone
	JAMES FLECK	11844 E. PURDUE AVE. SCOTTSDALE, AZ 85259	hoosierperson@gmail.com 480-368-1529

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**



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Signature	Printed Name	Address	Email/Phone
	PATRICIA A. BELT (HERITAGE COURT)	9140 N. 115 PLACE, SCOTTSDALE AZ 85259	480 661-3950
	GARY R. BELT	9140 N. 115th PLACE, SCOTTSDALE AZ 85259	480 661-3950

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Signature	Printed Name	Address	Email/Phone
<i>Joanne Gates</i>	JOANNE GATES	9298 N. 119th ST	JGATES33380 AOL.COM
<i>John A Gates</i>	JOHN A GATES	"	" "

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Signature	Printed Name	Address	Email/Phone
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①  Darrell Blasi dablasi64@gmail.com  
11670 E. Appaloosa PL Scottsdale, AZ 85259  
(Tradewinds)

② Maria Blasi Maria Blasi meblasie7@gmail.com  
(Same as above)

Zoning Petition Form

June 2020

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Jack & NORA PERRY

11651 E. APPALCOOSA PL.

SCOTTSDALE, AZ 85259 TEL-(480)607-2781

Mom Perry  
Jack Perry

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

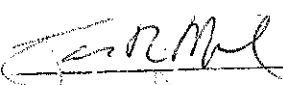

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Signature	Printed Name	Address	Email/Phone
	James Manuel	11662 E Appaloosa Rd	Jamesmanuel68@gmail
	TARA MANUEL	11662 E Appaloosa	tara.manuel@gmail.com

**Zoning Petition Form**

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*Vivian Weinschelbaum* 11854 E. MISSION LANE 480 451-0611

VIVIAN WEINSHELBAUM 11854 E. MISSION LANE - 480-451-0611

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*Laura White* LAURA WHITE 12119 E. Bella Vista Dr.  
*lgoneswhite@cox.net*

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
	Susan Rossmore	9388 N 118 <sup>th</sup> Rd Scottsdale, AZ 85259	480-329-5788
	Roberto Rossmore	9388 N 118 <sup>th</sup> Rd Scottsdale, AZ 85259	

**Zoning Petition Form**

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Signature	Printed Name	Address	Email/Phone
<i>Doug Safford</i>	Doug Safford	11215 East Appaloosa Place	dssaaff@cox.net
<i>Alice Safford</i>	Alice Safford	↓	Assa Asaff4@cox.net

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

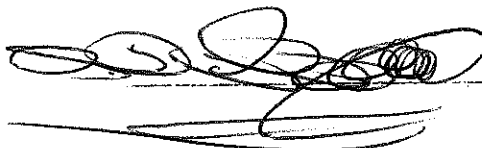
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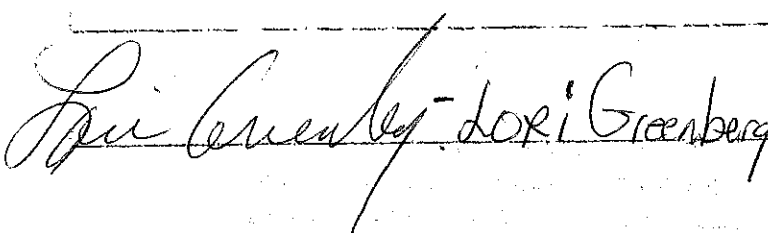
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Signature	Printed Name	Address	Email/Phone
	ALAN DAVID GREENBERG	9508 N. 118th Street Scottsdale, AZ 85259	DAVID GREENBERG @HOTMAIL.COM 847-421-1060

	LORI Greenberg	9508 N. 118th St. Scottsdale, AZ 85259	Lgd9711@gmail.com 847-269-1159
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Signature	Printed Name	Address	Email/Phone
<i>Vickie J. Morache</i>	Vickie J. Morache	11257 E. Del Timbre Dr. 85259	<i>vjymorache@gmail</i>
<i>MICHAEL A. MORACHE</i>	<i>Michael A. Morache</i>	<i>11257 E. DEL TIMBRE DR</i>	<i>mmorache1@gmail</i>

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<i>Janis Kregger</i>	JANIS KREGER	11987 E. BELLA VISTA DR. SCOTTSDALE, AZ 85259	
<i>Bill Kregger</i>	BILL KREGER		JBKREGER@YAHOO.COM

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*Cecilia Greenberg* CECELIA GREENBERG 11225 E Sorrel Ln. 480 767-3478

*Milton Greenberg* Milton GREENBERG 11225 E Sorrel Lane 480-767-3478

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June 2020

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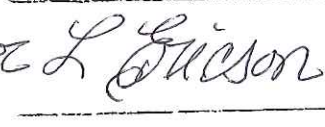

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Signature	Printed Name	Address	Email/Phone
	ROGER L. ERICSON	9111 N. 119th STREET SCOTTSDALE, AZ 85259	RLERICSON@BOX.NET 480-483-6812
	BESSIE AMIDON	9111 N. 119th ST SCOTTSDALE 12 85259	amidonbes@cox.net 483-6812

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**June 2020**  
**Conditional Use Permit: 4-UP-2020**

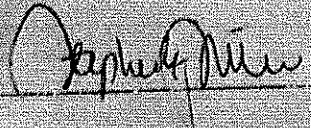
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Stephen Phillips	85259 11426 E Mission Ln	5phillips24@cox.net 480-209-9700

Zoning Position Form

June 2020

Conditional Use Permit: 4-UP-2020


We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

9588 N. 120th Street Scottsdale, Arizona 85259

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Signature	Printed Name	Address	Email/Phone
	John Scott	11304 E Appaloosa Pl	scottscalo@scottgrp.com
		Scottsdale, 85259	

**Zoning Petition Form**

June 2020

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Signature	Printed Name	Address	Email/Phone
	Sahar Kochbor	11628 E DeL Timbre Dr Scottsdale 85259	480-234-5100 Sahar.kochbor@ gmail.com
	Mehdi Saleymanpour	//	mehdi.vafa_ny@yahoo.com

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-CUP-2020**



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3. Infringency/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Nancy Stone	9099 N. 114th Place Scottsdale, AZ 85259	nstoneandvinevine.net
	Nancy J. Stone	9099 N. 114th Place Scottsdale, AZ 85259	nstone.issm@gmail.com

**Zoning Petition Form**

**June 2020**

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	JILL ZABEL	11692E. ARABIAN PARK DR. Scottsdale	85259
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Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020


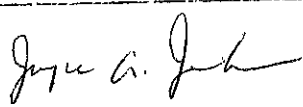
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Signature	Printed Name	Address	Email/Phone	
	DANIEL F. JANKA	11864 E TERRA DR SCOTTSDALE, AZ 85259	480 661-9912	7/27/2020
	JOYCE A. JANKA	11864 E TERRA DR SCOTTSDALE, AZ 85259	480 661-9912	7/27/2020

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**June 2020**

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480-3917813

*Sandra Lordigyan* SANDRA LORDIGYAN 11883 E. Sorrel LN

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
<i>K. Kelemen</i>	Katalin Kelemen	11388 E. Sorrel LN Scottsdale AZ	katikelemen99@yahoo.com 480-438-1023

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
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<i>Patricia L Riepe</i>	Patricia L Riepe	11601 E Terra Dr	patr9531@gmail.com
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<i>Roger E Riepe</i>	Roger Riepe	11601 E TERRA DR	riepere527@gmail.com
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**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

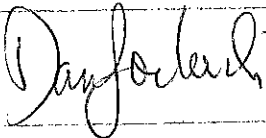
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Signature	Printed Name	Address	Email/Phone
	DAN LOMBARDI	9384 N. 117th PL Scottsdale, AZ 85259	wickaba@yahoo.com

Zoning Petition Form

June 2020

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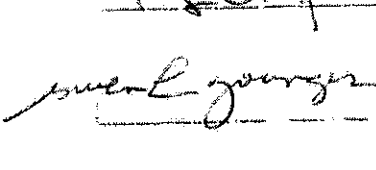
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Signature	Printed Name	Address	Email/Phone
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	Philip Younger	116576 Bella Vista Dr	phil@talonlodge.com
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	Gwen Younger	116576 Bella Vista Dr Scottsdale 85259	gwy@talonlodge.com
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Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
			
	Mark Gelfand		
		11818 E Del Timbro Dr.	
			mark.gelfand@yahoo.com

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
<i>Dolores Marcotte</i>	Dolores Marcotte	11684 E. TERRA DR, SCOTTSDALE 85259	dmarcotte@cox.net 480 948-2588
<i>Karl A Yost</i>	KARL A. YOST	11684 E TERRA DR	480 948-2588

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
<i>Elinor Rames</i>	<i>Elinor Rames</i>	<i>8230 N. Mockingbird Paradise Valley 85253</i>	<i>grames@cox.net</i>

**Zoning Petition Form**

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*Sylvia Drafter*

SYLVIA DRAFTER

9266 N. 115th St  
Scottsdale AZ 85259

Sdrat1@hotmail.com

**Zoning Petition Form**

**June 2020**

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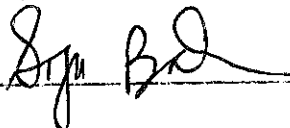
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Signature	Printed Name	Address	Email/Phone
	SOJA BALDUCCI	9209 N 117th Way Scottsdale AZ 85259	347-204-0777

Zoning Petition Form

June 2020

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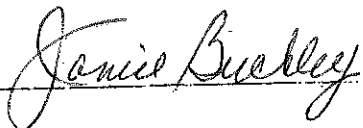
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Signature	Printed Name	Address	Email/Phone
	Janice Buckley	9400 N. 114 <sup>th</sup> Way Scottsdale Az. 85259	
		Haland Jan B @ msn.com	

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  - e. Lights (all over property, barns, stalls, arena, affecting night viewing of stars)
  - f. Privacy (affecting residents in Tamarack and Saddleback)
  - g. Security/Safety (exposure to many vendors, workmen, etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
<i>Shelagh A. Winter</i>	SHELAGH A. WINTER	9177 N. 119 ST. Scottsdale, AZ 85259	<i>shelaghwinter@gmail.com</i> 7042937798

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

**9588 N. 120th Street Scottsdale, Arizona 85259**


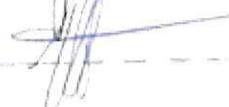
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.


Signature	Printed Name	Address	Email/Phone
<i>Valerie Hislop</i>	Valerie Hislop	11402 E Caron St. Scottsdale, AZ 85259	<i>valerie@ownernetspot.com</i>

1. Current Stonegate property views to the east and north will be diminished and/or blocked due to orientation of 6' perimeter cement block wall, large barns, stalls and composting manure structure.
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Signature	Printed Name	Address	Email/Phone
	P. Teysseyre	Stonegate WINDENERE	pst.sgp@gmail.com
	J. Teysseyre	STONEGATE WINDENERE	pst.sgp@gmail.com

pg. 1

PATRICIA TEYSSEYRE - WINDENERE  
PST.SGP@GMAIL.COM

From: **Patricia T** pst.sgp@gmail.com   
Subject: **Fwd: Petition-Stonegate**  
Date: **August 10, 2020 at 9:36 AM**  
To: akelly46@cox.net, saralyne@msn.com



Dear Angelika and Saralyn,

Hope you're fine.

Did you get my email and the petition signed? (See below)

Best regards  
Patricia Teysseyre  
From STONEGATE WINDEMERE

Begin forwarded message:

**From:** Patricia T <pst.sgp@gmail.com>  
**Subject:** **Petition-Stonegate**  
**Date:** 6 August 2020 at 7:28:57 AM GMT-7  
**To:** [akelly46@cox.net](mailto:akelly46@cox.net)

Hi Angelika!

We got the letter about the Flynn Family Farm project, and we agree with the fact that:

- those poor horses wouldn't be in a good environment considering that they would be under the high-voltage line!! (In particular if they are supposed to be there for "rehabilitation" as I understand it!)
- why another ranch here?? There are already 2 others next to this project and on Mountain View!

So we're signing the petition, please find it attached.

Best regards  
Patricia Teysseyre

**Zoning Petition Form**

**June 2020**

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**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**


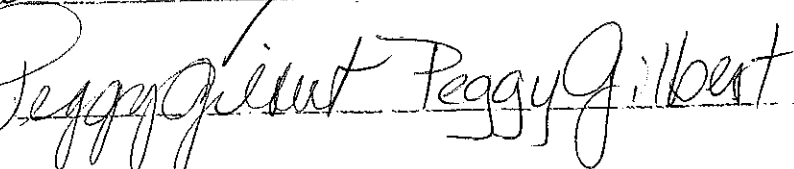
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	JAMES WOODFORD	11286 E Sorrel Lane	dsphrdo@yahoo.com
	Peggy Gilbert	11286 E Sorrel	bikergirl4@comcast.net

**Zoning Petition Form**

**June 2020**

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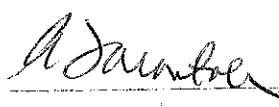
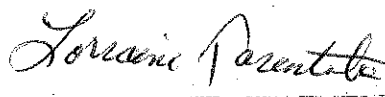
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Signature	Printed Name	Address	Email/Phone
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	ALBERT TARANTOLA	11827 E. Terra Drive Scottsdale AZ 85259	attarantola@gmail.com (322) 256-9296 cell (347) 694-0042
	LORRAINE TARANTOLA	11827 E. Terra Drive Scottsdale AZ 85259	

**Zoning Petition Form**

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Signature	Printed Name	Address	Email/Phone
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*John Cannon* JOHN CANNON 11425 E TERRA DR

*Janice Anderson* JANICE ANDERSON 11425 E TERRA DR  
858-699-1414  
Iweejanicek@GMAIL.COM

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
	PAT FRAZIER	11240 E APALOOOSA SCOTTSDALE AZ 85259	PFRAZIER@AZEQUICONTROLS.COM

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
	LEONARD V. TROTTO	11304 E. APPALOOSA PL.	LVT3R@5BCGLOBAL.NET 248-705-5448
	BARBARA TROTTO	11304 E. APPALOOSA PL.	248-646-6599

Zoning Petition Form

June 2020

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Signature	Printed Name	Address	Email/Phone
	Julie Landau	11789 E Bella Vista Dr Scottsdale 85259	602-717-5617 juliee juleelandau.com

**Zoning Petition Form**

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Signature	Printed Name	Address	Email/Phone
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Isabel Ducean ISABEL DUCEAN 9576 N. 119<sup>TH</sup> ST 1224DUCEAN@HOTMAIL.COM

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

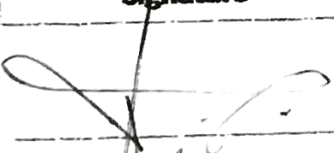
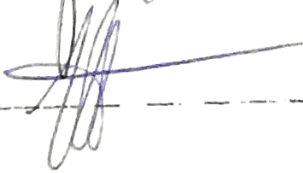
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Signature	Printed Name	Address	Email/Phone
	P. Tysseyre	Stonegate WINDENERE	pst.sgp@gmail.com
	J. TYSSEYRE	STONEGATE WINDENERE	pst.sgp@gmail.com

September 8, 2020

Attention: Jeff Barnes

Re: 4- CUP-2020

Please add these 26 new signatures to the prior 353 signatures submitted on August 12, 2020 bringing the total signatures submitted to 379.

Thank you,

Saralyn Antrim  
11987 E Terra Dr.  
Scottsdale, Az 85259  
480-767-3931  
saralya@msn.com

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
<i>Edwina A. Walker</i>	Edwina A Walker,	9369 N. 115 <sup>th</sup> St Scottsdale, AZ 85259	480-687-1972

From: Darrell Gotaas gotaasfamily@rogers.com  
 Subject: petition  
 Date: 19. Aug 2020 at 08:22:33  
 To: Akelly46@cox.net, saralya@msn.com

**Public Petition Form**

June 2008

Conditional Use Permit CUP-2020

We the undersigned owners of property in the residential community of Stonegate ONE ONE the requested Conditional Use Permit for a Single Family Residential (R1-43) zoning located at:

**9528 N. 120th Street, Suite 100, Aurora, IL 60018**

If approved, this will allow a large scale truck operation instead of the residential private family farm that is currently allowed in our residential neighborhood.

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1. Current Stonegate property views to the east and north will be established and/or blocked due to orientation of 6' perimeter concrete block wall, large fence, walls and surrounding minor structures.
2. Health and Environmental impacts including:
  - a. Noise (from tractors, trucks, trailers, human-raised voices for training purposes, etc.)
  - b. Pests (flies, rodents, etc.)
  - c. Odors (from horses and manure)
  - d. Dust (from training areas, vehicle traffic on property, unpaved parking)
  - e. Lights (all over property, horse, stalls, manure, affecting night viewing of stars)
  - f. Privacy (affecting residents in basement and bedrooms)
  - g. Security/Safety (impacts to many vehicles, workers, etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
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<i>Barbara Gotaas</i>	<i>Barbara Gotaas</i>	<i>9433 N. 113th Way</i>	<i>gotaasfamily@rogers.com</i>

**Zoning Ordinance Form**

**June 2009**

**Conditional Use Permit: 4-CU-2009**


We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

**9588 N. 120th Street Scottsdale, Arizona 85258**

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  - f. Privacy (affecting residents in Phoenix and Scottsdale)
  - g. Security/Safety (exposure to stray workers, workmen, etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create essential savings for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Jane Smith	11431 E Palomino Rd	319-431-5080

From: Danielle JOHNSON daniellemjohnson@me.com  
Subject: Flynn Family Farm petition  
Date: August 13, 2020 at 10:49 AM  
To: akelly46@cox.net, saralya@msn.com

I hope this isn't too late...

Sent from my iPhone.. Please excuse the grammar & spelling.. 😊

Zoning Petition Form

June 2020

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Signature	Printed Name	Address	Email/Phone
	Danielle Johnson	920717 19th Way Scotts, AZ 85259	daniellemjohnson@me.com

**Zoning Petition Form**

**June 2020**

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  - f. Privacy (affecting residents in Bannock and Saddleback)
  - g. Security/Safety (exposure to many vendors, workmen, etc.)

I have strong allergies to horses. Winds will carry odors or dirt that would affect my health badly.

3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
<i>Susan Epstein</i>	Susan Epstein	11665 E. Carol Ave Scottsdale AZ 85259	

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

9588 N. 120th Street Scottsdale, Arizona 85259

If approved, this will allow a large-scale Ranch operation instead of the residential private family farm that is currently allowed in our residential neighborhood.

Our goal is to prevent negative impacts of the Flynn Conditional Use Permit (CUP) on the residents of Stonegate such as, health, environmental risks, and value of property.

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  - d. Dust from training areas, vehicle traffic on property, unpaved roadway)
  - e. Lights (all over property, barns, stalls, areas, affecting night viewing of stars)
  - f. Privacy (affecting residents in Tamarack and Saddleback)
  - g. Security/Safety (exposure to many vendors, workmen, etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
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<i>Daniel R Malinski</i>	DANIEL R. MALINSKI	11646 E. CAROL AVE., 85259	dannalinski@cox.net
<i>Cynthia L Malinski</i>	CYNTHIA L. MALINSKI	11646 E. CAROL AVE., 85259	cynthymalinski@gmail.com

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
<i>Vicky Faulkner</i>	Vicky Faulkner	11857 E Purdue Ave Scottsdale AZ 85259	480 451-0892

**Zoning Petition Form**

**June 2009**

**Conditional Use Permit: 4-UP-2009**

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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  - e. Lights (all over property, barns, stalls, arena, affecting night viewing of stars)
  - f. Privacy (affecting residents in Tamrack and Saddleback)
  - g. Security/Safety (exposure to many vendors, workers, etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
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<i>Mary Monsillas</i>	MARY MONSILLAS	9242 N. 117 <sup>TH</sup> ST.	MONILLAS@COMCAST.NET
<i>Albert Monsillas</i>	ALBERT MONSILLAS	9242 N. 117 <sup>TH</sup> ST.	609-675-6667

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

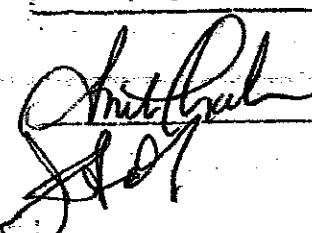
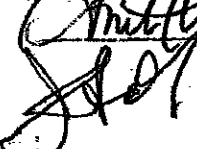
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Signature	Printed Name	Address	Email/Phone
	Anita Shah	11298 E Somel Lane	anita.jshah@gmail.com
	Jagat Shah	11298 E Somel Ln	jshah007@yahoo.com

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

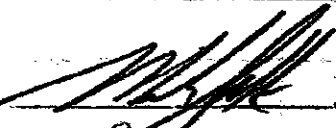
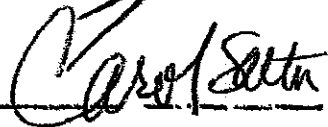
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Michael Sutter	11827 E. Mission Ln Scottsdale, AZ 85259	480-399-7611 sutter.mc@gmail.com
	Carol Sutter	"	480-399-7612

[Redacted]

**MEMORANDUM FOR THE RECORD**

**TO :** [Redacted]

**FROM :** [Redacted]

**SUBJECT:** [Redacted]

- 1. [Redacted]
- 2. [Redacted]
- 3. [Redacted]
- 4. [Redacted]
- 5. [Redacted]
- 6. [Redacted]
- 7. [Redacted]
- 8. [Redacted]

1. [Redacted]

DATE	INITIALS	REMARKS

*[Handwritten Signature]*      *Fuhr in Contact*  
 11515 E. Palomina Rd, Scottsdale AZ 85257  
 km.pe.plu@cal.com  
 480-329-3705

**Zoning Position Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

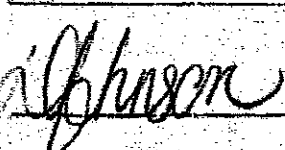
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Danielle Johnson	9207 N. 119th Way Scotts, AZ 85259	daniellemjohnson @rrtac.com

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

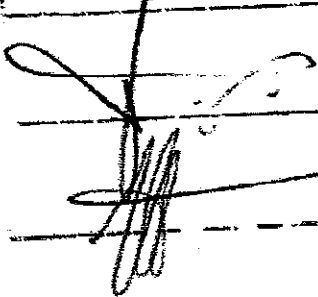
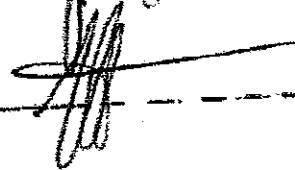
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	P. Teysyre	Stonegate WINDENBERG	pst.sgp@gmail.com
	J. TEYSYRE	STONEGATE WINDENBERG	pst.sgp@gmail.com

From: Danielle JOHNSON daniellemjohnson@me.com  
Subject: Flynn Family Farm petition  
Date: August 13, 2020 at 10:49 AM  
To: akelly46@cox.net, saralya@msn.com

I hope this isn't too late...

Sent from my iPhone.. Please excuse the grammar & spelling.. 😊

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

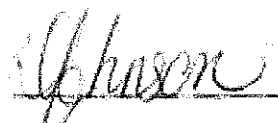
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Signature	Printed Name	Address	Email/Phone
	Danielle Johnson	9207 N 119th Way Scotts, AZ 85259	daniellemjohnson@me.com

**Zoning Petition Form**

**June 2020**

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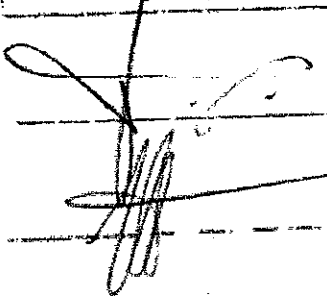
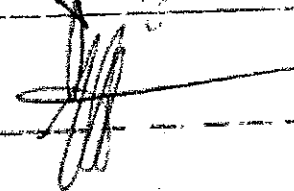
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Signature	Printed Name	Address	Email/Phone
	P. Texseyre	Stonegate WINDENERIE	pst.sgp@gmail.com
	J. TEXSEYRE	STONEGATE WINDENERIE	pst.sgp@gmail.com

CONFIDENTIAL

SECRET

CONFIDENTIAL - SECURITY INFORMATION

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Clemente, Roberto Antonio  
1411 E. Palmside Rd. Scottsdale, AZ

confortad@tel.com

480-329-3250

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**


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Signature	Printed Name	Address	Email/Phone
	Peter Cerchia	9227 N. 117 Way	pcerchia@cox.net

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
	ALAN MEYERS	11650 E Bella Vista DR	th100208@gmail.com 403-651-4281

Please protect my property values.

**Zoning Permitting Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
	Duane Smith	11471 E Palomino Rd	319-431-5080

**Zoning Petition Form**

**June 2020**

**Conditional Use Permit: 4-UP-2020**

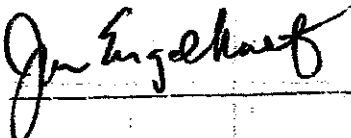
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Signature	Printed Name	Address	Email/Phone
	JAMES ENGELHART	11675 E. TERA DRIVE	FITZP1230 @SMALL.COM

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
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*Thomas Bernacik*      THOMAS BERNACIK      9146 N. 119th ST      480.772-7209

*Carol Bernacik*      CAROLE BERNACIK      9146 N. 119th ST

Burglar & Fire Alarms  
Surveillance Systems  
Telephone Systems  
Networking  
Audio Video Systems

# **PHASE 1 ELECTRONICS**

*A Div of Lee Enterprises, Inc.*

P.O. Box 12816  
Scottsdale, AZ 85267  
480-948-5522  
800-211-1412

September 8, 2020

City of Scottsdale  
Attention: Mayor and Council Members  
3939 N. Drinkwater  
Scottsdale, AZ 85251

Dear Mayor and Council,

Our family has lived and owned a security business based in Scottsdale for 44 years. We had horse property with horses for several of those decades. We have seen many western related farms, properties, art, events, and businesses through the years and only seeing less and less of what Scottsdale was about. We strongly support and advise you to approve the Celebrity Equine Center located at 120<sup>th</sup> Street and Mountain View. We believe if you are taking land away from tax payers to allow horse paths along Shea Boulevard, you should be welcoming of parties that are eager to invest the time, money, and commitment to improve Scottsdale's western theme year round. This stellar project would bring added value to the community. The entire Brown Family supports and looks forward to your support of the Celebrity Equine Center.

Sincerest,

Judith Brown & Family





August 26, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a Scottsdale voter, I am writing to ask for your support for the proposed Conditional Use Permit for the Celebrity Equine Center located at 120<sup>th</sup> Street just south of Mountain View Road. We live in Scottsdale, a horse friendly community that would certainly welcome an equestrian ranch of this caliber. With all of the special considerations that they have made for the neighbors, this training and boarding facility will be sensitive to the surrounding area and fit in nicely. Please vote yes for this wonderful addition to Scottsdale.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joe Cafferelli", is positioned above the typed name.

Joseph Cafferelli  
Executive Vice President  
602-509-6085

September 23, 2020

Mayor Lane and City Council Members  
City of Scottsdale  
3939 Drinkwater  
Scottsdale, AZ 85251

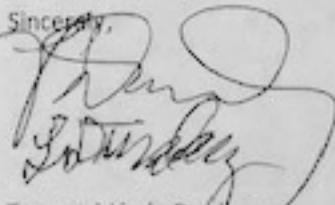
Dear Mayor Lane and Council Members,

We are writing in support of the proposed Celebrity Equine Center next to the Equestrian Park, just south of 120<sup>th</sup> Street and Mountain View. We have owned our home in Montana Ranch for 19 years. We live close to the proposed site for the Equine Center and walk through that area frequently.

The Flynn's are great neighbors. Their ranch is clean and well-maintained. They welcome visits from children to their ranch to learn about horses and horseback riding. Our young granddaughters love horses and enjoy going to the Flynn ranch. The Flynn's are always happy to see them and have them visit the horses. We are fortunate to have them in our neighborhood.

The proposed Equine Center embodies the spirit of the Equestrian Park area. It would be a terrific addition to our neighborhood. During the time we have lived here, we have seen how well the Flynn's maintain and improve their property. We are sure they will make the Celebrity Equine Center a nice asset to the community. We encourage you to approve this worthwhile project.

Sincerely,



Tom and Linda Dunavy  
9948 N. 119<sup>th</sup> Place  
Scottsdale, AZ 85259

**From:** [Ruenger, Jeffrey](#)  
**To:** [Barnes, Jeff](#)  
**Cc:** [Castro, Lorraine](#)  
**Subject:** FW: Flynn Family Farm Proposal  
**Date:** Tuesday, June 02, 2020 12:34:05 PM

---

**From:** rriederer@aol.com <rriederer@aol.com>  
**Sent:** Tuesday, June 02, 2020 12:14 PM  
**To:** Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>  
**Subject:** Flynn Family Farm Proposal

**⚠ External Email: Please use caution if opening links or attachments!**

[City of Scottsdale](#)



Fantastic proposal! As residents at 12573 E. Saddle horn Trail, we would love to see more of the equestrian environment that was present when we built and moved into our home in 1998. Scottsdale was a western town when we first visited in 1978 and that's what attracted us to the area, rural with desert and open spaces. We still have a few neighbors with horses and what a delight to see them. This plan can only benefit all of us. -- sent by Richard/Bonnie Riederer (case# 4-UP-2020)

City of Scottsdale  
Dear Councilman & Councilwomen.  
Case: Celebrity Equestrian Center

From Arizona Polo Club  
8140 East McDowell Road,  
Scottsdale, AZ 85257

Arizona Polo Club (APC) has been officially established in Scottsdale since 1982. Polo and equestrian disciplines are part of the integral part of the city. APC stands behind the equestrian project proposed by Mr. & Mrs., Flynn. The City of Scottsdale needs more of this projects that will give a place to horse lovers to keep, maintain, train their horses and future riders without traveling to other towns.

City development has yield to many issues without questioning the future and legacy or the equestrian industry. Now most horse owners have moved farther away to other cities nearby to be able to enjoy free riding and horse falsities and towns that caterer to horse enthusiast.

APC is supporting the development at Celebrity Equine Center located at 120th street in the vicinity of the Stone gate equestrian Park. I'm personally supporting of this project as business owner, horse lover and Scottsdale resident over last 20 years.

Respectfully,



Diego Florez, DVM  
8140 East McDowell Road  
Scottsdale, AZ 85257

4802014530

September 14, 2020

Mayor and Council Members  
City of Scottsdale  
3939 North Drinkwater Blvd.  
Scottsdale, Arizona 85251

RE: Celebrity Equine Center Conditional Use Permit

To the Mayor and City Council Members:

We strongly encourage the City to grant the above-named Conditional Use Permit currently under consideration. The Flynn's proposed equestrian facility will add immense value to the community while maintaining the character of our city.

To our understanding, there is a vocal, small minority of Scottsdale residents opposed to the granting of the permit. These residents operate a website (<https://www.stonegateres.com>) linking a Google document (<https://drive.google.com/file/d/1mzFENLde9Scly0c45Er6RTJ11NZb7aRi/view>) that lists a series of "Talking Points" intended to influence the permit's approval. A few of these "Talking Points" are arguments with no evidentiary support and a few are speculative theories regarding property value – the rest are pretty funny. The "Talking Points" note how the Flynn Project Narrative "fits within the adjacent properties" but fails to mention "the Stonegate community . . . [a] development with 916 homes." In opposition to the proposed permit, some of the residents of this development voice concerns about open space, valley fever, and the amount of City of Scottsdale inspectors. Of particular concern, however, are "17 lots" adjoining the Flynn's property. A quick parcel search of properties that could reasonably be construed to be adjacent to the Flynn's property shows recorded mailing addresses in Florida, South Carolina, New Mexico, and Iowa. While some of these Stonegate residents may be distressed by the proposed facility, each one knowingly purchased a home next to a rural neighborhood and therefore is not entitled to be upset if horses are kept on a horse property – especially on a property with more than enough space managed by caring, thoughtful owners.

The Flynn's keep an impressive, immaculate property year-round, employ Scottsdale residents, and create revenue for our city. More importantly, the Flynn's train local children to ride while teaching valuable life lessons about animal maintenance and responsibility. The Flynn's do not need to rely on "Talking Points." They rely on character and the amount of goodwill they have accumulated in the community. The Flynn's are responsible property owners who have the best interests of our city at heart.

The Holland family has lived in the Sundown Ranch neighborhood in Scottsdale for more than 70 years, spanning 4 generations. We have known the Flynn family for many of those years. In that time, Scottsdale has changed. The proposed equestrian facility will change the Flynn's property; but this change will preserve Scottsdale's character and legacy while strengthening an already valuable asset in our community.

We urge you to grant the conditional use permit.

Respectfully submitted,

The Holland Family:

Kurt Holland, Gayle Holland, Sean Holland, Elizabeth Holland, Kristin Holland, and Jacci Holland

September 12, 2020

To whom it may concern,

I am writing to express my unwavering support for the proposed Celebrity Equine Center Conditional Use Permit.

I am a resident of the City of Scottsdale and have served as the veterinarian for the horses at Celebrity Equine Center for 15 years. I can attest that the care of the horses and the cleanliness of the current facility is top notch. The owners of the facility are lifetime horse owners that truly understand how to manage a well-run equine facility.

The expansion of the current facility would be an amazing addition to their already horse-friendly community.

Sincerely,



G. R. Longworth, VMD

Morley and Linda Meredith  
12007 E Mountain View Rd.  
Scottsdale, AZ 85259  
480-314-5355

October 3, 2020

Mayor Lane  
Councilmembers

Regarding: Conditional Use Permit 4-UP2020  
9588 N 120<sup>th</sup> Street, Scottsdale

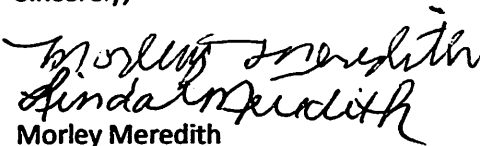
We have lived in our neighborhood for over 25 years. Through the years one thing has never changed. That one thing is for others to try and take away the quality of life of the equestrians living in this neighborhood. Sitting through many meetings regarding equestrian improvements in this area there has always been a power struggle between equestrians and some of the residents in the abutting Stonegate community. Also, we have to be vigilant to make sure somebody doesn't try to take away what we have worked so hard to achieve in this neighborhood.

The equestrians in this neighborhood keep their properties clean. The Flynn's especially keep their place spotless. What they are purposing to put on the land they purchased is what we feel is the best use of this piece of property. Currently many individuals living in the surrounding area stop and visit with the Flynn's horses. It is especially enjoyed by the children that don't have horses of their own.

It was a fight to get the Stonegate "Equestrian" Park, shared multi-use trails, and now the Conditional Use Permit for the Flynn's. We have encountered several drama queens who really have a wild imagination when it comes to telling stories about what goes along with having horses around—they are the ones who feel they should have the power to dictate what goes up beyond their property. Their stories are embellished and they know it. What they are really upset about is losing control of what gets built on the property behind them. Some of the properties that abut the Flynn's land have even put up view fencing. The majority of the houses in Stonegate only have views of other houses. Through the years we have lost views we once enjoyed but understand that views aren't forever. If those views are so important to them, why didn't they buy the property when it was for sale? This area has long been an established equestrian neighborhood, long before the gated communities around it. By allowing a first-class equestrian facility on this land would benefit many of us living in this area.

Through the years, equestrians have become a little lax about informing the horse community within the City of Scottsdale how the mayor and councilmembers vote when it comes to something that would benefit equestrians. We do have to get back on the ball and keep equestrians aware of who to vote and not vote for if they want to continue to enjoy horses being in Scottsdale. We do have two different monthly equestrian publications where we will ask the editors to please publish all equestrian related cases within the City of Scottsdale and how each member votes. Sadly, it is only by doing this that equestrians will vote for people who will help support them and want to see Scottsdale hold on and add to the horse community. High rises and cement are not for everybody. Be one who stands up for the equestrians.

Sincerely,

  
Morley Meredith  
Linda Meredith



September 16, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a member of Scottsdale and a 501C3 Non Profit, we the Salt River Wild Horse Management Group consisting of over 100 volunteers, are writing to ask for your support for the proposed Conditional Use Permit for the Celebrity Equine Center located at 120<sup>th</sup> Street just south of Mountain View Road. Our office is based in Scottsdale and have received help from the Flynn family many times. They have assisted in rescuing of injured wild horses, getting water to our facility, along with many other types of assistance. Most recently, was bringing a horse trailer to the facility for an emergency evacuation of our rescued wild horses, due to the Goldfield Fire in the Tonto National Forest off Highway 87.

The proposed area that is in a horse friendly community, would certainly welcome an equestrian ranch of this caliber. With all the special considerations that they have made for the neighbors, this training and boarding facility will be sensitive to the surrounding area and fit in nicely. Several of our volunteers have been to their personal home which houses show horses. It is kept immaculate. We feel that the Flynn family (Celebrity Equine) will take great care of this facility as well as the surrounding area as they have for the past 16 years of residency.

Please vote Yes for this wonderful addition to Scottsdale.

Thank you on behalf of all 100 volunteers with The Salt River Wild Horse Management Group.

Simone Netherlands, President  
Salt River Wild Horse Management Group



**OLIVER SMITH**  
JEWELER

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

September 3, 2020

Dear Mayor and Council Members,

As someone who has lived in Scottsdale for 35 years, owned property, started a family and raised my children in the City of Scottsdale, I am very familiar with this horse friendly community. It happened to be a deciding factor in choosing a place to live, raise my family and start my business. As a successful business owner of Oliver Smith Jeweler in Scottsdale and a member of the Scottsdale Charros for 20+ years, I fully support the addition of Celebrity Equine Center on 120th Street and Mountain View Road. My family and I believe this will be an incredible addition to the community, the neighbors and surrounding horse lovers in our city. Please support the addition of this equine center in our community.

Sincerely,

Oliver Smith

President, CEO  
Oliver Smith Jeweler  
9871 E. Cholla St.  
Scottsdale, AZ 85260

THE SHOPS AT GAINNEY VILLAGE  
8787 NORTH SCOTTSDALE ROAD, SUITE 116  
SCOTTSDALE, ARIZONA 85253

480.607.4444 ((PHONE))  
480.607.4466 ((FAX))

WWW.OLIVERSMITHJEWELER.COM

August 28, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the proposed CUP for the Celebrity Equine Center located at 9588 N. 120<sup>th</sup> Street. This property, that is situated between two other equestrian facilities, certainly makes sense for this use. With the sensitivity to the surrounding neighborhood and the use of odor and dust mitigation, this will be a Ranch that Scottsdale will be proud of.

I urge you to support the Celebrity Equine Center!

Sincerely,

WILL HAWKINSON  
8549 E. SEGLS DR  
85251 SCOTTSDALE, AZ



August 28, 2020


Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the proposed CUP for the Celebrity Equine Center located at 9588 N. 120<sup>th</sup> Street. This property, that is situated between two other equestrian facilities, certainly makes sense for this use. With the sensitivity to the surrounding neighborhood and the use of odor and dust mitigation, this will be a Ranch that Scottsdale will be proud of.

I urge you to support the Celebrity Equine Center!

Sincerely,

  
7432 E Tierra Buena Ln  
Scottsdale AZ 85260 office

8325 E Teranore Home  
Scottsdale AZ 85260

Fred Corbus  
11101 E. Bajada Dr.  
Scottsdale, AZ 85262

Members of the City Council,

Subject; Celebrity Equine Center, 9588 N. 120<sup>th</sup> St.

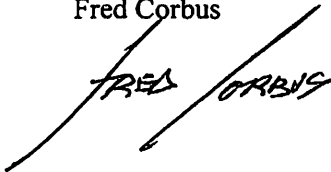
Please recognize this letter as the voice of thousands of people who love and appreciate the world of horses.

While I understand the natural tendency to foster residential use and density, thereby squeezing out land use such as the planned Flynn family Equine Center, we must also recognize the tremendous value of such enterprises; the "flavor and aura" of our wonderful western culture.

Please do the right thing and support this use.

Thanks.

Fred Corbus

A handwritten signature in black ink that reads "FRED CORBUS". The signature is written in a cursive, slightly slanted style. The letters are connected, and there are some flourishes, particularly a long horizontal stroke under the "F" and "S".

11126 East Sorrel Lane  
Scottsdale, AZ 85259-5774  
August 20, 2020

Scottsdale City Council  
c/c Flynn Family Farms

To the Scottsdale City Council;

Recently, two women from the Stonegate community came to my door asking me to sign a petition to prevent the Flynn Family Farm (FFF) from acquiring the parcel(s) of land adjacent to their property at 9634 N. 120<sup>th</sup> St. for future use as horse property.

I prematurely (and under some duress) signed the petition. However, I subsequently decided to investigate and preview the exact location of the property.

What I found was a beautiful farm and horse property that was well taken care of. It is a positive contribution to the residents and animal enthusiasts alike. I do not own any animals, and have no connection whatsoever with FFF. I can only hope that more people treat each other as well as FFF treats the animals on their farm.

I would like to withdraw my signature from the above mentioned petition and fully endorse the acquisition of said property by the FFF.

Sincerely,

A handwritten signature in black ink that reads "Paul Natale". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.

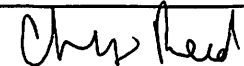
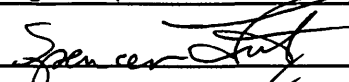

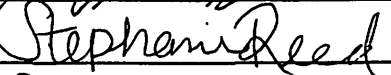
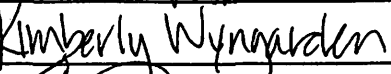


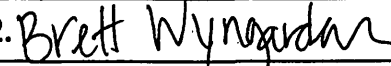
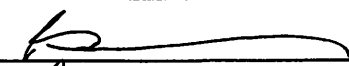

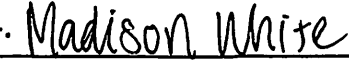
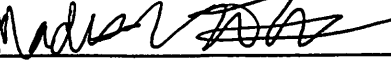
Paul Natale

Paul4676@gmail.com

## PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

To the Mayor, City Council and City Clerk:

We, the undersigned, support the proposed Celebrity Equine Center's Conditional Use Permit for an equestrian facility located at 9588 N. 120<sup>th</sup> Street. This CUP will allow for an equestrian facility including the boarding and training of horses next to the Flynn Family's current residence, and the City's Stonegate Equestrian Park. With the sensitivity to the surrounding neighbors and the odor and dust mitigation tools proposed, this property will be a welcomed addition to this horse-friendly community.

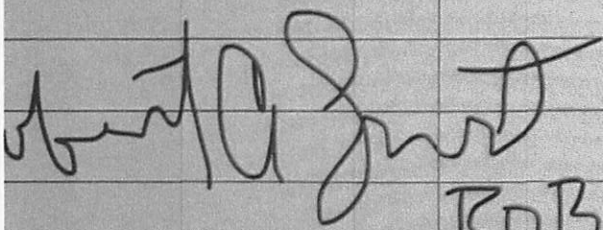
Signature	Printed Name	Address	Date of Signing
1. 	Chris Reed	10811 N 138 <sup>th</sup> Place, Scottsdale AZ	8/25/20
2. 	Spencer Tatum	8439 E Cherry Rd. Scottsdale AZ 85251	8/25/20
3. 	Zachary Reiser	7426 E Stetson Dr, Scottsdale, AZ, 85251	8/25/20
4. 	Stephanie Reed	10811 N 138 <sup>th</sup> Pl Scottsdale AZ 85259	8/25/2020
5. Dalton Hayes	Dalton Hayes	4453 E Pecosville Rd Phoenix, AZ 85018	8/25/2020
6. Ashlea Williams	Ashlea Williams	5425 E Thomas Rd #2099 Phoenix, AZ 85018	8/25/2020
7. 		21048 N 74 <sup>th</sup> Pl, Scottsdale, AZ 85255	8/26/2020
8. 	Cardyn June	6250 E Lafayette Blvd Scotts 85257	8/26/20
9.			
10.			
11.			
12. 		21048 N 74 <sup>th</sup> Pl, Scottsdale, AZ 85255	8/26/2020
13. Aaron Clark		8868 E SANDS DR 85255	8/26/20
14. 		5079 E Perdido Dr Cave Creek, AZ 94506	8/26/20
15.			

### IN SUPPORT OF THE CELEBRITY EQUINE CENTER

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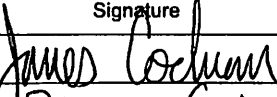
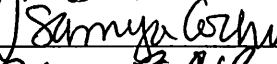

I, the undersigned, support the proposed Celebrity Equine Center's Conditional Use Permit for an equestrian facility located at 120<sup>th</sup> Street. This CUP will allow for an equestrian facility including the boarding and training of horses next to the Flynn Faent residence, and the City's Stonegate Equestrian Park. With the sensitivity to the surrounding neighbors and the odor and mitigation tools proposed, this property will be a welcomed addition to this horse-friendly community.

Signature	Printed Name	Address	Date of Signing
	ROBERT A. FROST	1105 E. REALTY TRAIL SPOTTSDALE AZ 85262	8/2

## PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

To the Mayor, City Council and City Clerk:

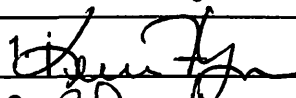



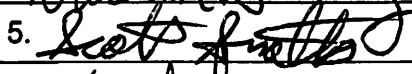
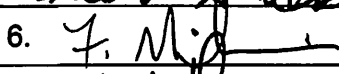
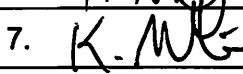
We, the undersigned, support the proposed Celebrity Equine Center's Conditional Use Permit for an equestrian facility located at 9588 N. 120<sup>th</sup> Street. This CUP will allow for an equestrian facility including the boarding and training of horses next to the Flynn Family's current residence, and the City's Stonegate Equestrian Park. With the sensitivity to the surrounding neighbors and the odor and dust mitigation tools proposed, this property will be a welcomed addition to this horse-friendly community.

	Signature	Printed Name	Address	Date of Signing
1.		James Cochran	7411 E. Vista Dr. Scottsdale 85250	8-23-20
2.		Samya Cochran	7411 E. Vista Drive Scottsdale 85250	8/23/20
3.		MARY L. Cochran	357 E. Joshua Tree Lane <sup>85250</sup> Scottsdale	8/23/20
4.				
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## PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

To the Mayor, City Council and City Clerk:

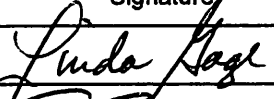

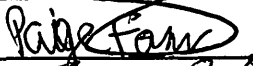
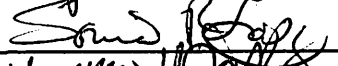
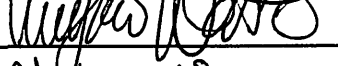

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Signature	Printed Name	Address	Date of Signing
1. 	Kevin Flynn	9634 N. 120 <sup>th</sup> ST 85259	8/22/2020
2. 	Richard Neumann	8539 E postland st 85259	8/23/2020
3. 	Art Schlotter Flynn	9634 N. 120 <sup>th</sup> STREET 85259	8/23/2020
4. 	WILLIAM T. SMALTZ	9601 N. 120. ST 85259	8/24/2020
5. 	Scott W. Smaltz	9601 N. 120st 85258	8-24-2020
6. 	FRANK MILICEVIC	9307 E DESERT ARROYOS 85255	8-25-2020
7. 	KIM MILICEVIC	9307 E DESERT ARROYOS 85255	8-25-2020
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## PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

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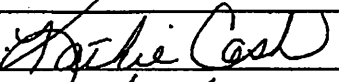
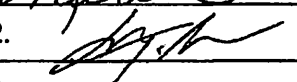
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Signature	Printed Name	Address	Date of Signing
1. 	Linda Gage	11933 E Becker Lane Scottsdale 85259	8-26-20
2. 	Gordon Gage	11933 E. Becker Lane Scottsdale 85259	8-26-20
3. 	Paige Faser	4181 n Granite Reef Rd Apt 128 Scottsdale 85251	8-26-20
4. 	Sonia Lopez	2700 N. Hayden Rd #1013 Scottsdale 85257	8-26-20
5. 	Megan Watson	520 E Papal Palms Dr. Mesa 85284	8-26-2020
6. 	Chelsea Loucks	1331 N 84th Pl Scottsdale AZ 85257	8-26-20
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## PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

To the Mayor, City Council and City Clerk:


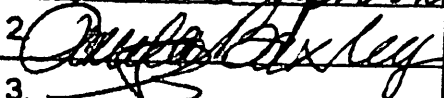

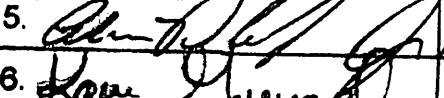
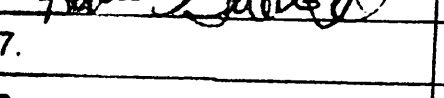

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Signature	Printed Name	Address	Date of Signing
1. 	KATHIE CASH	9565 E. Wood Dr. Scottsdale, AZ 85260	8/24/2020
2. 	DAN CASH	9565 E. Wood Dr. Scottsdale, AZ	8/24/2020
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Signature	Printed Name	Address	Date of Signing
	Susan E Capadona	10494 E Beechwood St Scottsdale	8/26/20
	PAULA Baxley	9275 E. Mission Ln Scottsdale	8-26-20
	LARRY Baxley	9275 E Mission Ln Scottsdale	8-26-20
	Rembert Corrales	9251 E. Hillery Way Scottsdale	8.26.20
	ABRAM ARBIZO	1001 E 8 <sup>th</sup> St. Scottsdale	8.26.20
	Karen Greenwald	4705 E Lone Cactus Pl. Phx 85000	8/28/20
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## PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

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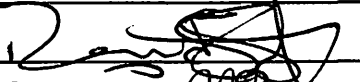

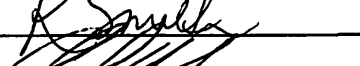
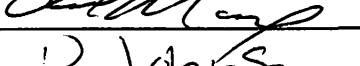



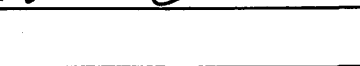
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Signature	Printed Name	Address	Date of Signing
1. <i>Nolja Auspurger</i>	NOLJA AUSPURGER	11458 E. Christmas Cholla 85255	8/30/20
2. <i>Quest Auspurger</i>	QUEST AUSPURGER	11458 E. Christmas Cholla 85255	8/30/20
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Signature	Printed Name	Address	Date of Signing
1. 	RAYMOND SHORT	12440 N 100 <sup>th</sup> St Scottsdale, AZ 85260	8/28/20
2. 	Sherry Marx	12440 N. 100 <sup>th</sup> St Scottsdale	8/28/20
3. 	Karen Smith	27523 N 168 <sup>th</sup> St Scottsdale	8/28/20
4. 	Greg Marx	12440 N 100 <sup>th</sup>	8/28/20
5. 	Brad Johnson	1257 E Stanton Ave Mesa	8/28/20
6. 	ALLISON BURG	4222 N. 10 <sup>th</sup> St. PHOENIX AZ 85050	
7. 	Andrea Marx	12440 N. 100 <sup>th</sup> St Scottsdale AZ 85260	8/31/20
8. 	Gregory Marx	12440 N. 100 <sup>th</sup> St Scottsdale AZ 85260	8/31/20
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## PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

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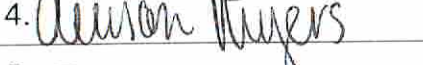


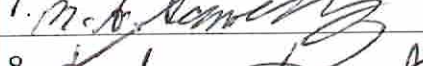


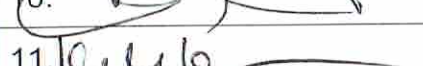


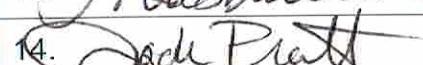


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Signature	Printed Name	Address	Date of Signing
1. Elizabeth Brown	Elizabeth Braun	710 E. Gainey Ranch Rd. Scotts <sup>#232</sup> 85254	8/24/20
2. Susan	GREG SCHMIDT	"	"
3. Julie	Timothy Driscoll	9267 E. Rimrock Scotts AZ 85255	8/24/20
4. Steve	Steve Driscoll	9267 E. Rimrock Rd. Scottsdale, AZ 85255	8/24/2020
5. Judith L. Brown	Judith L. Brown	7122 E. Becker Lane Scottsdale, AZ 85254	8/24/2020
6. Brian	Brian Calbro	9187 N 82nd St Scottsdale, AZ 85258	8/24/2020
7. Deb Cramer	Deb Cramer	7128 E Becker Ln Scottsdale AZ 85254	8/24/2020
8. Joanne Terry	Joanne Terry	6846 E. Dreyfus Ave. Scottsdale 85254	8/24/2020
9. Damian Ryan	DOMINIC RYAN	7116 E. BECKER RD. Scottsdale 85254	8/24/20
10. Ray Herold	Ray Herold	6846 E. Dreyfus Scottsdale AZ	8/27/20
11. Maya Pelke	Maya Pelke	7747 E. Baker Dr. Scottsdale AZ 85266	8/28/20
12. Anne Hart	Anne Hart	7741 E. LOS GATOS DR. SCOTTSDALE	8/28/20
13. Marti Shelton	Marti Shelton	6940 E. Cochise Rd Unit 1018 <sup>PV</sup> 85253	8/28/20
14. Kelly Sunshine	Kelly Sunshine	4721 E Swilling Rd Phoenix AZ 85050	8/28/20
15. Debbie Turney	Debbie Turney	11212 N. Scottsdale Rd 85255	8/28/20

## PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

To the Mayor, City Council and City Clerk:









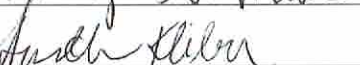
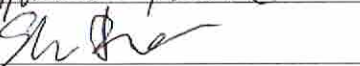
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Signature	Printed Name	Address	Date of Signing
	BOBBY BUCKSHAW	4027 E PALM LN PHOENIX AZ 85008	8/28/20
	Beth Behringer	6830 E Doubletree Ranch Rd PV, AZ 85253	8/28/2020
	PETER BRUCKE	7600 E DOUBLETREE RANCH RD SCOTTSDALE AZ 85258	8/28/2020
	Allison Myers	8101 E. Del Tiburon Dr. Scottsdale 85258	8/28/2020
	Ben Myers	8101 E. DEL TIBURON SCOTTSDALE 85258	8/28/2020
	WALT STONE	27516 N 137 <sup>th</sup> ST SCOTTSDALE 85262	8/28/2020
	M.A. SANDERS	31409 N 106 <sup>th</sup> W SCOTTSDALE AZ 85262	8/28/20
	Kelsey Knutson	826 E. Butler Dr. Phoenix AZ 85020	8/28/20
	Brian Messenger	911 E Camelback #1075, Phoenix 85014	8/28/20
	Lisa Helt	7880 N 71 <sup>st</sup> St, PV, AZ 85253	8/28/20
	Kelli Wright	11617 N. 95 <sup>th</sup> Way 85260	8/28/20
	Jamie Helt	7880 N. 71 <sup>st</sup> St PV AZ 85253	8/28/20
	Lori Nusbaum	8451 E. Montebello Ave Scottsdale AZ 85250	8/28/20
	Jodi Pratt	8451 E. Montebello Ave Scottsdale AZ 85250	8/28/20
	Sarah Murner	9620 N 106 <sup>th</sup> WAY Scottsdale	8/28/20

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Signature	Printed Name	Address	Date of Signing
	Brad Perkins	2518 E MONTECITO AVE, PHX 85016	8/28/2020
	Ric Landwehr	10301 N 37th St Phoenix	8/28/2020
Thomas Delan	Thomas Delan	11020 N 73rd St, Scottsdale AZ 85260	8/28/2020
Renee Pong	Renee Pong	11020 N 73rd St Scottsdale AZ 85260	8/28/2020
	Carrie DeMars	12622 N 19th Pl Phx 85020	8/28/2020
	Douglas Lint	6735 E. Greenway Pky 85259	8/28/20
	Tim Olson	37909 N. 18th DR. PHOENIX AZ 85086	8-28-20
	Corinne Olson	37909 N 18th DR PHX AZ 85086	8/28/20
Ronlyn Briggs	RUBriggs	3411 W. Darien way PHX AZ 85086	8/28/20
Scot Winemiller	Scot	3411 W. Darien way PHX AZ 85086	8/28/20
LORI Endres		15 E. Angela Dr Phx 85022	8-28-20
Terry Bowman		4108 E. Karen Drive Scottsdale 85254	8-28-2020
	Heather Klipfel	6203 E. Paradise Lane Scottsdale Arizona 85254	8-28-2020
	Shane Roberts	9075 E. Aster Drive Scottsdale 85260	8-28-20
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## PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

To the Mayor, City Council and City Clerk:

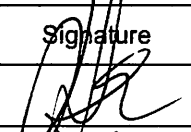
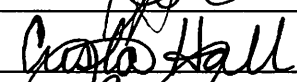
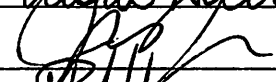
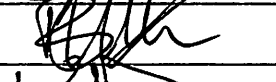

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Signature	Printed Name	Address	Date of Signing
1. <i>[Handwritten Signature]</i>	Janelle Hoffman	9650 E San Salvador Dr	10/26/20
2. <i>[Handwritten Signature]</i>		Scottsdale, AZ 85258	
3. <i>[Handwritten Signature]</i>	JOE BAINS	1119 E MISSION LN	11/1/20
4. <i>[Handwritten Signature]</i>	JAGS BAINS	1824 N 80th Place	11/2/21
5. <i>[Handwritten Signature]</i>	T K BAIN	1119 E Mission LN	11/1/21
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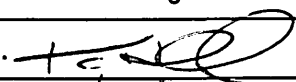
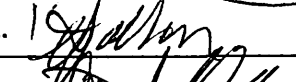
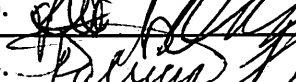
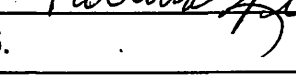
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Signature	Printed Name	Address	Date of Signing
1. 	Diana Pierce	11825 N. 70th St	8/25/20
2. 	Crista Hall	11825 N. 70th St.	8/27/20
3. 	JULIE JONES	6924 E Paradise Dr	8/27/20
4. 	Byron Jettis.	" " " "	"
5. 	Kimberly Dawey	7137 E. Cordier Dr. Scottsdale, AZ 85254	8/27/20
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Signature	Printed Name	Address	Date of Signing
1. 	KEVIN HALLORAN	11981 E Ironwood Drive	9/20/20
2. 	LORI HALLORAN	11981 E Ironwood Dr.	9/21/20
3. 	Lyndee Gilman	17061 E. Cedar Dr	9/25/20
4. 	PATRICIA KELLY	10250 E. Mountain Drive	9/25/20
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12/7/20

Attn: Jeff Barnes  
Re: PX hearing Agenda #6  
CUP # 4-UP-2020

To whom it may concern,

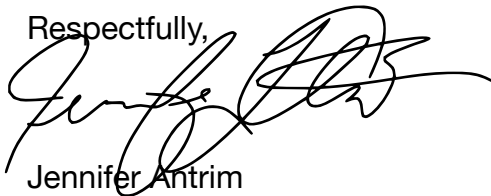
I am sister to SaraLyn Antrim who owns a home in the Stonegate housing development and have spent many enjoyable weeks staying in her home over the last decade. Her home borders the property being considered for a CUP (4-UP-2020) development turning a small privately owned horse property into a much larger working ranch with a significant increase in the number of horses and horse activity.

I manage a smaller neighborhood stables in my neighborhood in California and as manager I know what kind of affects these facilities can have on surrounding inhabitants. Our development of 60 homes was planned from its beginning to include our stables so as to enhance property value with a large percentage of the development being dedicated to open space. As a result we have a pleasant environment with happy neighbors and improved property values.

The proposed use of the horse property on the border of the Stonegate development seems ill conceived. The affect it will have on the bordering home properties will be detrimental. The surrounding developments are far too dense to operate a large horse facility without significant negative affects on those surrounding homes and inhabitants. Noise due to vehicular and horse traffic, dust potentially having serious detrimental physical affects, flies and other pests, smells, compromised views will all negatively affect the enjoyment of those homes not to mention significantly decrease their property values.

Please reconsider this plan. A horse facility of the proposed size is not appropriate in this location.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennifer Antrim", written in a cursive style. The signature is positioned above the printed name.

Jennifer Antrim

**From:** [Cindy Wiener](#)  
**To:** [Projectinput](#)  
**Subject:** 4-UP-2020 Flynn Family Farm  
**Date:** Thursday, June 11, 2020 2:03:59 PM

---

**External Email: Please use caution if opening links or attachments!**

Attention: Jeff Barnes  
RE: 4-UP-2020 Flynn Family Farm

Thank you for your notice for the above-referenced development. ADOT is neutral on this matter. As such, ADOT has no comment.

Kind regards,

**Cindy L. Wiener,**  
**Right of Way Agent Consultant**