

# PLANNING COMMISSION REPORT



Meeting Date: December 9, 2020  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

**Celebrity Equine Center**  
**4-UP-2020**

### Request to consider the following:

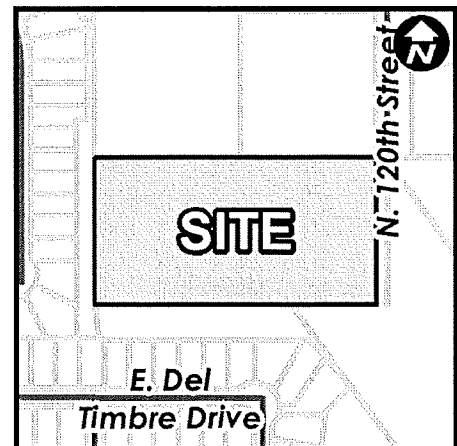
1. A recommendation to City Council regarding a request by owner for a Conditional Use Permit for a Ranch on a +/- 5-acre site with Single-Family Residential (R1-43) zoning located at 9588 N. 120<sup>th</sup> Street.

### Goal/Purpose of Request

The applicant's request is to establish a Ranch at this location, adjacent to the owner's existing residence.

### Key Items for Consideration

- Ranch Conditional Use Permit Criteria
- Proposal is to use the property for a ranch with associated uses such as boarding and training horses.
- Proposed site improvements include a new uncovered arena, barn, and accessory structures typical of a ranch.
- Traffic generated by the proposed ranch use is not anticipated to significantly impact the local street capacity.
- No outside speakers are proposed.
- The applicant has had ongoing discussion with neighbors about concerns over the number of horses, traffic, odor, flies, and dust.
- Citizen comments have been received in support and in opposition.



## OWNER

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Kevin Flynn  
602-696-2063

## APPLICANT CONTACT

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Michele Hammond  
Berry Riddell LLC  
480-385-2727

## LOCATION

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9588 N. 120<sup>th</sup> Street

## BACKGROUND

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### General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several existing developments permit horse corrals.

The powerline corridor crossing through these parcels is identified on the General Plan Land Use Map as Cultural/Institutional or Public Use. This category includes uses such as public and private utilities.

### Zoning

The site is zoned Single-family Residential (R1-43). The R1-43 zoning district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities. This district allows for Ranches as a land use subject to a Conditional Use Permit.

### Context

The subject property is located south of the intersection of E. Mountain View Road and N. 120<sup>th</sup> Street, on the west side of N. 120<sup>th</sup> Street, at the entrance to the Stonegate Equestrian Park and the termination of N. 120<sup>th</sup> Street. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: Single-family residential properties; zoned Single-family Residential district (R1-43).
- South: Stonegate Parcel 10 subdivision; zoned Single-family Residential/Planned Community Development district (R1-7 PCD).

- Stonegate Equestrian Park; zoned Open Space/Planned Community Development district (O-S PCD).
- East: Paradise Heights subdivision; zoned Single-family Residential district (R1-43).  
Stonegate Equestrian Park; zoned Open Space/Planned Community Development district (O-S PCD).
- West: Stonegate Parcel 5 subdivision; zoned Single-family Residential/Planned Community Development district (R1-7 PCD).

**Other Related Policies, References:**

Scottsdale General Plan 2001, as amended  
Zoning Ordinance

**APPLICANT’S PROPOSAL**

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**Development Information**

The applicant’s request is for a Conditional Use Permit to allow a ranch use on the subject site. A Conditional Use Permit for a ranch requires a minimum gross acreage of five (5) acres. The development proposal includes a 36-stall horse barn, residence, arena, horse turnouts, and other elements associated to operating a Ranch use on the property.

- Existing Use: Vacant
- Proposed Use: Ranch
- Parcel Size: 5-acres (gross)  
209,381 square feet/4.8-acres (net)
- Building Height Allowed: 30-feet
- Building Height Proposed: 22-feet

**IMPACT ANALYSIS**

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**Land Use**

The applicant is seeking a Conditional Use Permit for a Ranch as allowed under the R1-43 use regulations and Table 5.102 of the Zoning Ordinance. The specific criteria for a Ranch are found in Sec. 1.403.O. of the Zoning Ordinance and are outlined in the Conditional Use Permit section below.

The proposal includes a 36-stall barn at the western portion of the site, which the application materials identify may include housing some of the family’s personal horses in addition to those boarded as allowed for under the Ranch CUP. The conceptual site plan also accounts for a residential structure and other ancillary structures central to the site, and a large arena and turnouts at the eastern portion of the site located closer to N. 120<sup>th</sup> Street.

### Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **The application identifies awareness of this requirement and adherence to these general criteria and the specified Ranch use criteria of Sec. 1.403.O of the Zoning Ordinance.**
    - **The application and associated stipulations include methods for controlling dust, flies, storage and pick up of manure. Per the attached stipulations, all manure will be contained within a covered enclosure and will be disposed every 2-3 days and treated with organic fly prevention granular products. The proposed lighting is stipulated to comply with the City of Scottsdale Zoning Ordinance and Exterior Lighting Design Guidelines.**
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - **The applicant has provided a traffic analysis concluding that the proposed use will have no significant impact on the surrounding streets network beyond what is normal for a typical residential area.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **Equestrian uses are consistent with the General Plan and the Zoning Ordinance designations for this area. Uses subject to Conditional Use Permit approval are deemed to be compatible with the zoning district if certain criteria are met.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for a Ranch as identified in Zoning Ordinance Section 1.403.O., including:
  1. The minimum property shall be five (5) acres gross.
    - **The site is 5 gross acres in area.**
  2. Structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage shall be set back a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190 and Single-family Residential R1-130. Dwelling units, accessory structures incidental to dwelling units, and irrigated pasturage may occur within the fifty-foot setback area subject to the setback requirements of the applicable zoning district.

- **The proposed site plan shows all structures complying with the Condition Use Permit criteria and Zoning Ordinance required setbacks.**
3. The front yard shall be that of the applicable zoning district or forty (40) feet, whichever is greater.
    - **The proposed site plan has been designed to account for this requirement. The proposal includes only corral type fencing for the portions of arena and turnout located within the required 40-foot front yard setback, as allowable per the R1-43 property development standards.**
  4. There shall be no shows or other activities which would generate more traffic than is normal to a residential area unless the proposed site has direct access from a major street as set forth in the Transportation Master Plan and the Design Standards & Policies Manual. Permission for such shows may be obtained from City Council. Notification shall be provided in a letter that explains the nature and duration of the activity, accommodations for spectators, traffic impacts and additional parking for vehicles. This letter shall be submitted to the City Clerk at least one (1) month prior to the date of the show or activity.
    - **The request does not include approval for any shows or activities that would generate more traffic than normal to a residential area.**
  5. All pasture and animal storage shall be enclosed with fences or walls of a minimum of four (4) feet six (6) inches in height. The design of these enclosures shall be shown on drawings submitted with the use permit application.
    - **Walls and fences are shown on the site plan. Conceptual wall and fence details were provided for staff's review with the submitted application materials.**
  6. The property owner shall provide a specific plan which includes the physical containment and location for manure storage and/or a disposal program which minimizes odor and fly impacts on adjacent parcels. The spreading and tilling of manure into the soil of paddock, pasture or arena areas may be considered manure disposal.
    - **The application and associated stipulations include methods for controlling dust, flies, storage and pick up of manure. Per the attached stipulations, all manure will be contained within a covered enclosure and will be disposed every 2-3 days and treated with organic fly prevention granular products.**
  7. The property owner shall provide a specific program for fly control in barn and stable areas which minimizes the attraction to and successful breeding of flies.
    - **The application and associated stipulations include methods for controlling dust, flies, storage and pick up of manure. Per the attached stipulations, all manure will**

**be contained within a covered enclosure and will be disposed every 2-3 days and treated with organic fly prevention granular products.**

8. All laws applicable to the public health must be complied with for the entire period of operation of the ranch.
  - **The owner will comply with all applicable laws during ranch operation under the Conditional Use Permit.**
9. All activity and pasture areas shall be grassed, sprinklered, or treated with regularly tilled high organic soil mix for dust suppression.
  - **The application and associated stipulations identified that all activity areas are to be grassed, sprinklered, or treated with regularly tilled high-organic soil mix for dust suppression, and all driveway and parking areas will be paved or treated regularly for dust suppression.**
10. Upon revocation of the use permit or abandonment of the ranch operation any accessory residential structures shall be removed.
  - **The owner acknowledges that failure to comply with the requirements may result in revocation of the use permit by the City and that associated site modifications may be required.**

### **Transportation/Trails**

Previous activity on this site included the application and approval of a request for abandonment in 2017 of the 33-foot wide General Land Office Patent Easement (GLOPE) around the perimeter of this site.

As part of the materials submitted, a transportation analysis was submitted and reviewed by the City's Transportation Department. That document summarizes that minimal impacts are anticipated to the surrounding network of public streets.

Trail connections for the area are still accounted for within the adjacent Stonegate common area parcels to the west and south of this site, connecting from Mountain View to the trails network within the Stonegate Equestrian Park.

### **Public Utilities / Public Safety**

The site is diagonally encumbered by the powerline corridor running through this area and its associated dedicated easements on the properties it crosses. The easement is held by the power company and not by the City of Scottsdale, but staff's understanding of the easement area is that it is limiting to the type of uses and development that is permissible within that area of the site. The applicant has been in contact with the utility provider and the information provided indicates that APS is aware of the application but through their process would not issue a statement of approval at a conceptual design level such as the Conditional Use Permit stage of the process, and their review would be performed on more detailed and more finalized construction documents.

A Water Basis of Design report has been submitted with this application and reviewed by City staff. That report outlines the extension of water services into this site, for both domestic service and fire sprinklers, and the installation of a new fire hydrant on the west side of N. 120<sup>th</sup> Street at the northeast corner of the site to provide for better emergency response service to that portion of 120<sup>th</sup> Street.

### **Community Involvement**

With the filing of this application, property owners located within 750-feet of the site were notified by the applicant and the City notification processes. As this application submittal took place in May of 2020, during the initial COVID-19 outbreak, typical public open house meeting options were limited. The applicant attempted to address this by establishing online information and holding more focused Zoom meetings and conference calls with interested parties. The applicant team's outreach and availability has been ongoing throughout this process. As a result of the outreach efforts, staff has received several written comments in both objection and in support of the project. With the correspondence, residents within the adjacent Stonegate residential communities submitted a collection of petition style signatures in opposition to this proposed Conditional Use Permit. Additional petition style signatures were submitted, expressing support of the application. Besides the signatures collected, various letters and emails were received expressing support and opposition. All of the correspondence is included in the attachments to this report.

Focused groups of Stonegate residents have met virtually with the applicant team and staff to discuss concerns which have resulted in the applicant making adjustments to the proposed site layout as compared to the initial submittal.

Several of the comments received from residents in the adjacent Stonegate community identify concerns over the potential impacts of this use relative to the homes along the west and south boundaries of the site. The subject property is buffered from those homes by Stonegate residential common area tracts with widths of 40-feet along the western boundary and 80-feet along the southern boundary. As part of the Ranch Conditional Use Permit criteria, a 50-foot limited use setback is established and the proposed site configuration places the internal site circulation as a loop around that perimeter area, accessing out at a single point to N. 120<sup>th</sup> Street. Several concerns have been raised relative to the unknown impacts of vehicular traffic along that looped drive. The applicant team has identified that usage of that looped drive will not be significant enough to be impactful. One suggestion presented to the applicant team was to reduce turnout area on the north side of the site to allow for a second ingress/egress point, which would have the effect of creating a primary internal loop to potentially alleviate some of the usage of the outer perimeter loop drive.

### **Policy Implications**

Granting this request will allow the owner to submit plans for permitting and ultimately begin operations of a Ranch at this location in accordance with the Zoning Ordinance criteria and the Stipulations of this approval.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval, per the attached stipulations.

## **RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

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Jeff Barnes

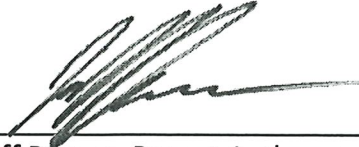
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**APPROVED BY**

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Jeff Barnes, Report Author

11/12/2020

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Date



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Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

11/25/2020

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Date



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Randy Grant, Executive Director  
Planning and Development Services  
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11/30/20

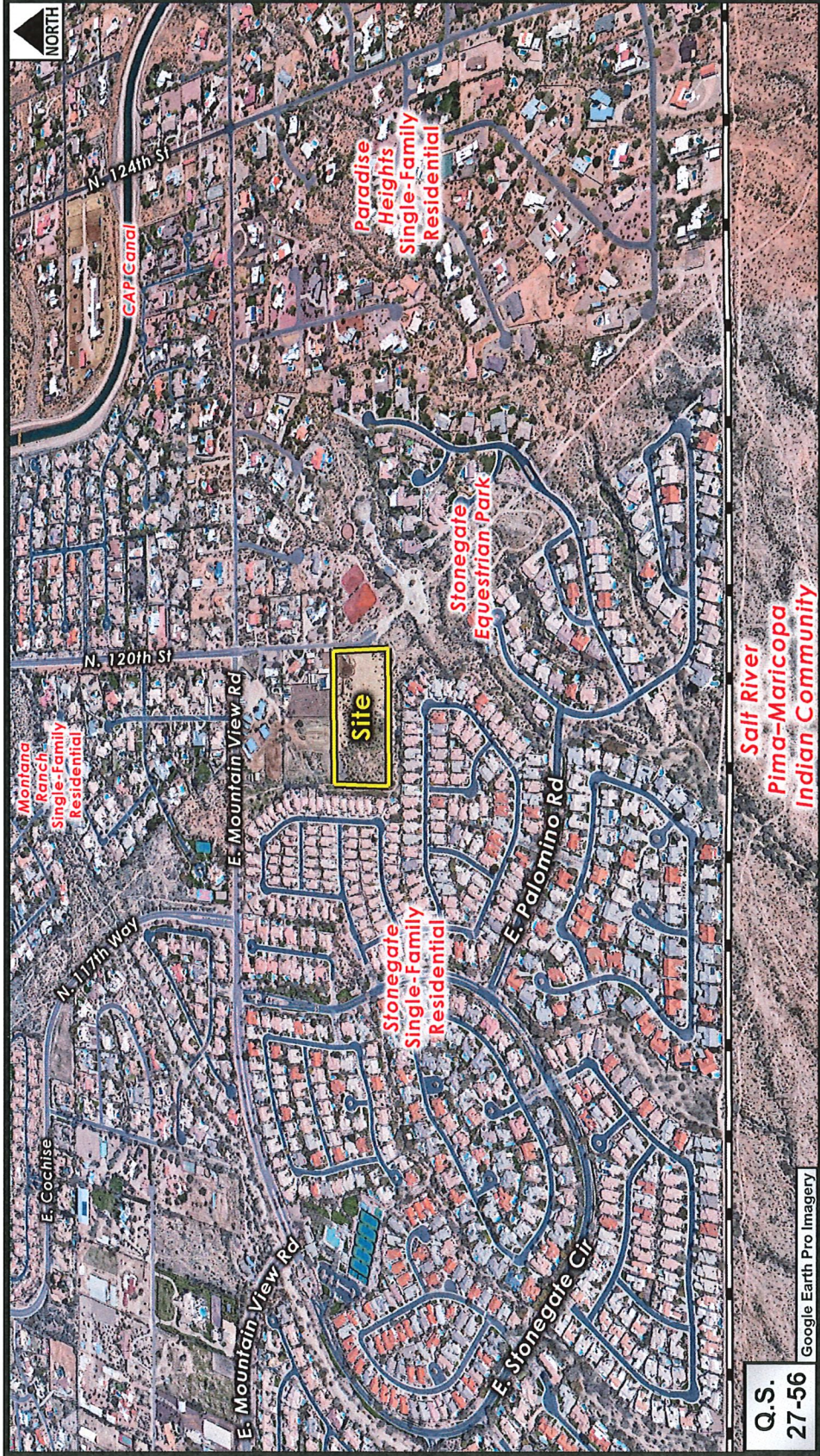
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Date

## ATTACHMENTS

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1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
  - Exhibit A to Attachment 2: Site Plan
  - Exhibit B to Attachment 2: Applicant's Narrative
3. Zoning Map
4. Citizen Involvement
5. City Notification Map
6. Public Comment: In Support
7. Public Comment: In Opposition

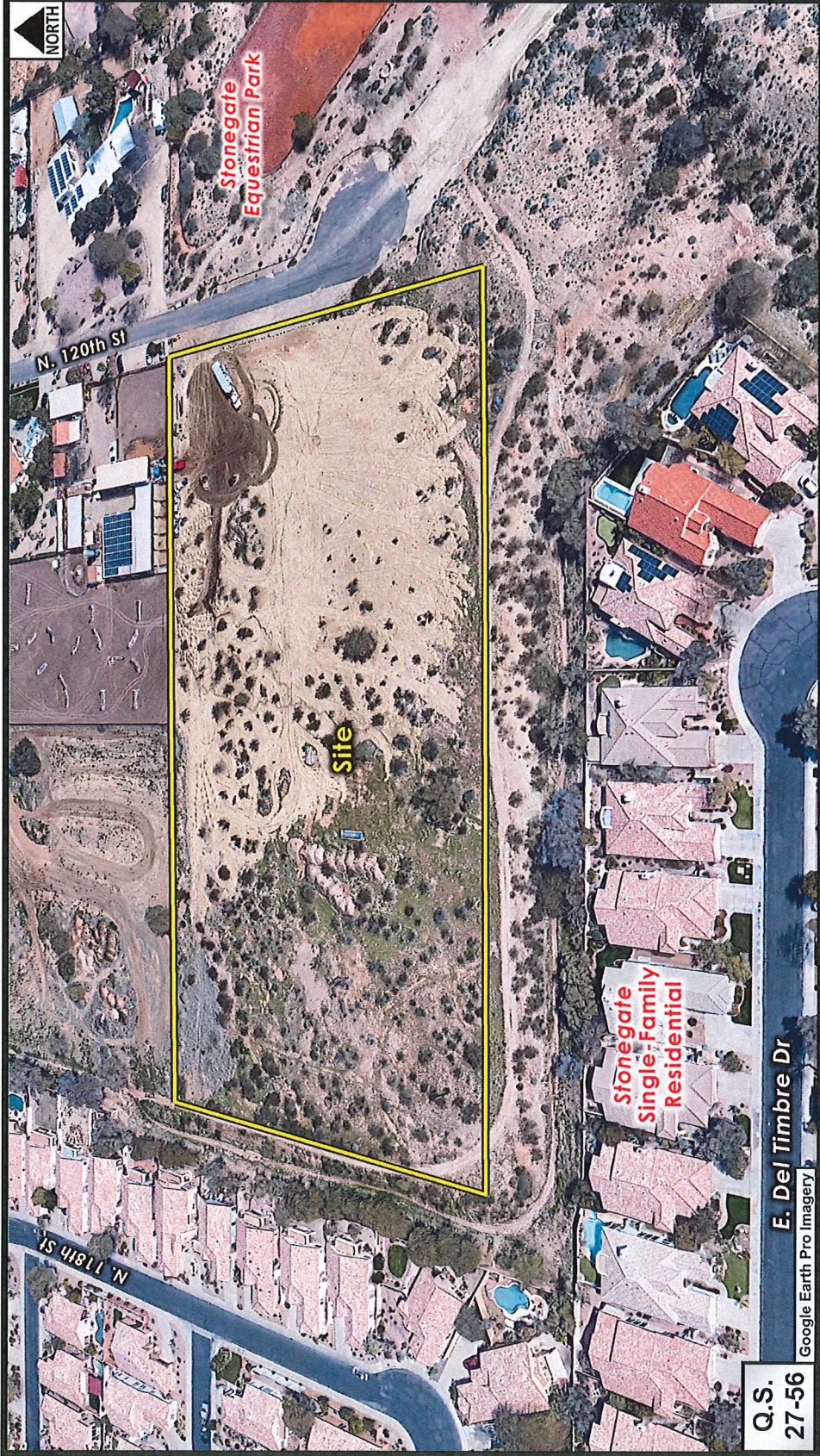


Q.S.  
27-56

Context Aerial

4-UP-2020

ATTACHMENT #1



Q.S.  
27-56

E. Del Timbre Dr  
Google Earth Pro Imagery

4-UP-2020

ATTACHMENT #1A

Close-up Aerial

**Stipulations for the Conditional Use Permit  
For a Ranch  
Celebrity Equine Center  
Case Number: 4-UP-2020**

**SITE DESIGN**

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Edward B. Sawyer Jr., AIA Architect and with the city staff date of 10/5/2020, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONDITIONS/LIMITATIONS. The Conditional Use Permit operations shall adhere to the City of Scottsdale Zoning Ordinance and those activities described in the Application Narrative, with the city staff date of 8/11/2020, attached as Exhibit B to Attachment 2.
3. OUTDOOR LIGHTING. The proposed outdoor lighting shall comply with the following restrictions, to be demonstrated with the permit application plans submittal:
  - a. The maximum height of any pole mounted outdoor lighting source shall be sixteen (16) feet above the adjacent finished grade.
  - b. All exterior fixtures shall have a Kelvin temperature of 2800 or less.
  - c. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
  - d. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turned off during the post-curfew timeframe, with the exception of lights for security purposes.
  - e. A programmable timer and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual override with an automatic turn off for after hours and special events use only.
4. MAXIMUM NUMBER OF HORSES. There shall be no more than thirty-six (36) horses boarded on the property at one time.
5. EQUESTRIAN SHOWS AND OTHER ACTIVITIES. There shall be no horse shows or other activities approved through this request which would generate more traffic than is normal to a residential area.
6. AMPLIFICATION. There shall be no public address system allowed or use of voice amplification devices.
7. ACTIVE HOURS. The following shall be permitted only between the hours of 6:00 a.m. and 5:00 p.m.:
  - a. Vehicles for the delivery of hay and shavings and those for the removal of manure and refuse
  - b. Operation of tractors, other ranch vehicles, ATVs, and similar vehicles

- c. Dragging of the arena or other areas on the site
- d. Other than the owners, ranch employees, or their guests, no overnight stays by individuals shall be permitted; including the use of campers, RV's, or tents for such purposes.

8. MANURE DISPOSAL.

- a. Method.
  - 1) The barn stalls and animal storage areas shall be cleaned of manure three (3) times per day and manure pick up every 2-3 days, or as needed.
  - 2) The open arena, European Walker, and turnouts shall be cleaned of manure as needed based on usage.
  - 3) The manure shall be put into a refuse container immediately after removal from the stalls. Piles of manure shall not be allowed to accumulate on any exterior site areas.
- b. Refuse container(s). Refuse containers associated to the ranch use shall meet the following standards:
  - 1) Refuse container(s) for collecting and storing arena, paddock and stable manure to be disposed off-site shall be provided and shall be enclosed by walls.
  - 2) The refuse container(s) shall be maintained in good condition, with snug fitting lids and no holes in the sides, bottom or top of the refuse containers.
  - 3) The refuse container(s) shall be emptied twice a week, or as needed.
  - 4) The refuse container(s) shall be washed and sanitized once a week.
  - 5) The refuse container(s) shall be monitored to ensure a neat and clean state.
  - 6) Conformance to these refuse container standards shall be satisfactory to City staff.

9. DUST CONTROL.

- a. All driveway and parking areas shall be regularly treated for dust suppression as needed using an accepted industry-standard soil mixture and irrigation sprinklers or shall be paved to the satisfaction of City Staff.
- b. The arena, turnout areas, and the European Walker shall be treated for dust suppression using an accepted industry-standard soil mixture and/or irrigation sprinklers.
- c. Special care shall be taken to minimize dust in the arena before and after the dragging process and after rider usage through use of irrigation sprinklers.
- d. Dust suppression methods shall be to the satisfaction of City of Scottsdale staff and shall meet Arizona Department of Environmental Quality (ADEQ) Air Quality Standards.

10. URINE CONTROL. An effective system to control urine odor shall be in place prior to commencing ranch use operations on the site.

- a. An example of such a system consists of excavated pits back-filled with stones, sand, and other materials to provide sure-footing for horses while controlling urine odor.

11. FLY CONTROL PROGRAM.

- a. The stable areas and barns shall conform to the fly control program, as identified in the Application Narrative, with the city staff date of 8/11/2020, attached as Exhibit B to Attachment 2.
  - 1) The proposed automated Fly Control System shall be installed and maintained in the barn and stable areas.

- 2) Operation of the overhead insecticide misting system shall be maintained at frequency intervals sufficient to adequately control flies.
- b. The manure storage area and other outside manure-generating areas shall conform to all provisions for fly control and prevention as identified in the Application Narrative, with the city staff date of 8/11/2020, attached as Exhibit B to Attachment 2.
  - 1) A manual fly control system, using Fly Predators, shall be used on the manure storage and other outside areas.
  - 2) If the manual system does not adequately control flies, additional industry standard fly control methods shall be utilized in the manure storage area.

12. PARKING.

- a. Parking of trailers, horse trailers or other vehicles shall not be permitted along the west or south portions of the internal drive aisle, or other areas intended for emergency access circulation.

**INFRASTRUCTURE**

13. CONSTRUCTION COMPLETED. Before any building permit/Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.



# Celebrity Equine Center

Second Submittal – August 10, 2020

Case Number: 4-UP-2020

9588 N. 120<sup>th</sup> Street

## Project Narrative



**Prepared by:**

**Berry Riddell, L.L.C.**

Wendy Riddell, Esq.

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EXHIBIT B TO ATTACHMENT #2

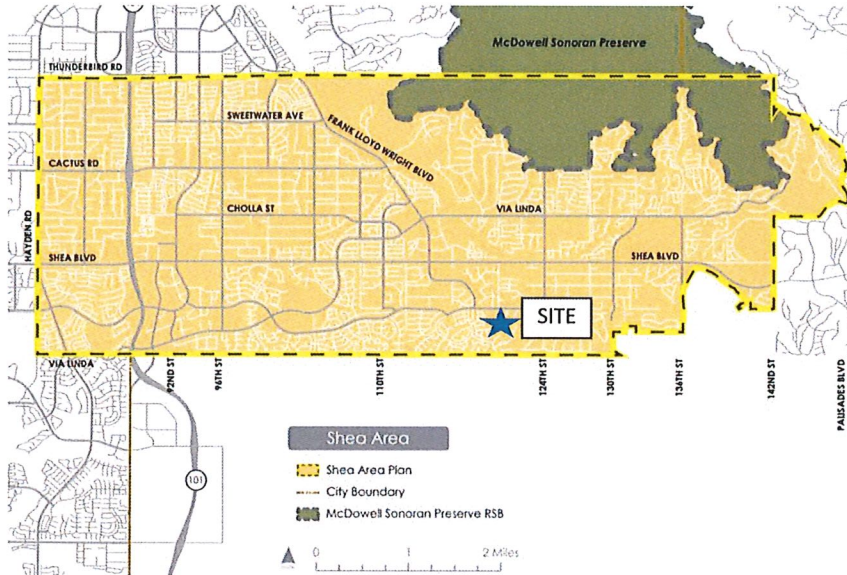
4-UP-2020  
8/11/2020

## Site Plan and Context Aerial



## Request

The Flynn family owns an approximate 5.0+/- gross acre vacant lot located at 9588 N 120<sup>th</sup> Street (the "Site"), which is within the Shea/East Shea Character Area and shown in the graphic below. The Site is adjacent to the Flynn residence, and they are invested in developing the property as a



premier boarding, training and rehabilitation facility for horses. The Flynn family is requesting a Ranch Conditional Use Permit ("CUP") in the R1-43 zoning district for the purpose of developing an equestrian facility on the lot in a manner that is consistent with the overall character of the neighborhood.

## Surrounding Context

Adopted in June 1993, the Shea Area Plan aims to preserve the character of the Shea Boulevard area by maintaining existing neighborhoods, ensuring new developments are compatible with the surrounding context and protecting environmental features unique to the area. As shown in the graphic below, the proposed development is appropriate for the area with single-family residential zoned

R1-43 to the north and northeast, R1-7 to the south and west and OS to the east and southeast. The Site is ideally situated for a Ranch CUP as it is located between two properties that operate equestrian facilities – Stonegate Equestrian Park and Grandon's



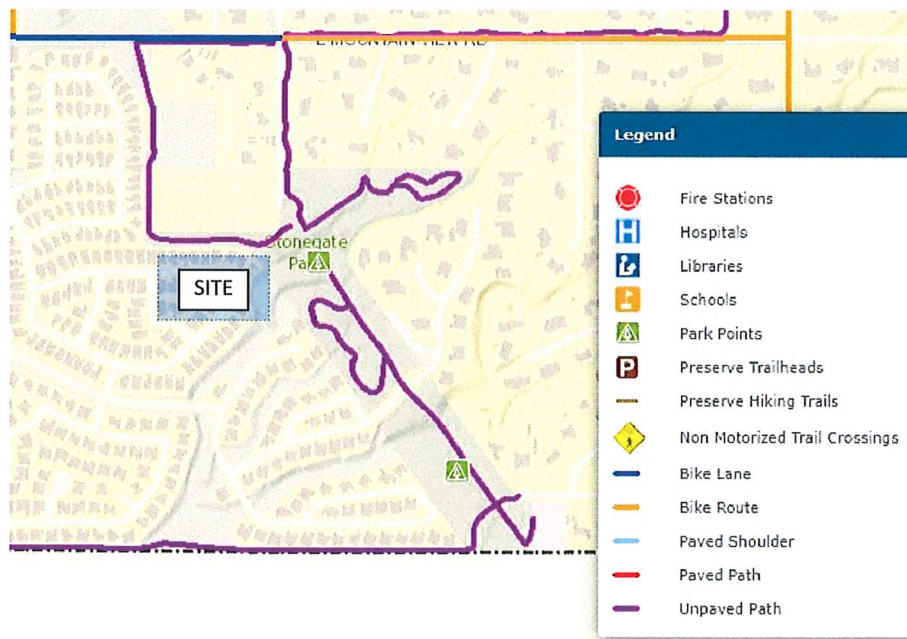
Equestrian Center – also shown in the graphic. Stonegate Equestrian Park is owned and maintained by the City of Scottsdale, and it sits on 23-acres and has such amenities as two equestrian arenas, a round pen arena and a drop-in ramada. Grandon’s Equestrian Center, which, like the Site, is zoned R1-43, operates as a ranch as a grandfathered use. Given that equestrian uses already exist on properties adjacent to the Site, the proposed Ranch is not only compatible but also complementary to the surrounding area and therefore respects the goals of the Shea Area Plan.

## 2001 General Plan

The Site is designated Rural Neighborhoods on the City of Scottsdale’s General Plan, which is described as including “areas of relatively large lot single-family neighborhoods,” with equestrian existing in flatter areas, “as many lots are large enough for horses and several existing developments permit horse corrals.” In the area south of the C.A.P. Canal, these neighborhoods are described as often taking on “a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots.” As described above, Stonegate Equestrian Park and Grandon’s Equestrian Center are located adjacent to the Site and are a perfect example of the equestrian flare that is represented within Rural Neighborhoods.

The City’s General Plan also recognizes the significance of open space and recreational opportunities coupled with a growing need for community mobility. At the Local/Neighborhood Systems level of the Community Mobility Element, the General Plan indicates that neighborhoods are unique with distinct mobility needs that ultimately reflect the character of the area. As described above, the Site is in an area with rural equestrian flavor, which suggests that equestrian links are important for community mobility within the area. In fact, the General Plan acknowledges that “more singular land uses, such as low-density equestrian areas may place

more emphasis on local trail systems to maintain connectivity.” Local trail systems and parks are a vital component to Scottsdale’s open space and recreation system, with trails functioning “as transportation and recreation links,” and providing “hikers, walkers, joggers, equestrians, and



mountain bikers opportunities to improve health and fitness, spend time with family and friends, enjoy the natural environment, and escape the stresses of everyday life.” As shown in the graphic, the Site is in close proximity to trail systems, ideal for equestrian use. With Stonegate Equestrian Park adjacent to the Site, the proposed development reflects the General Plan’s goals of encouraging the use of parks and trails.

Overall, the City’s General Plan encourages projects that are responsive to the unique character in each area of the City and the use of revitalization efforts to provide for the long-term stability of Scottsdale’s mature residential neighbors. The Ranch proposal implements both of these goals. It also furthers the goals of preserving and enhancing the area’s unique sense of being an equestrian neighborhood and of encouraging context appropriate to new development in an established equestrian area within the community.

### **Ranch Conditional Use Permit Proposal and Ranch Operations**

The proposed Ranch site plan has been designed with sensitivity to the context of the area and to the adjacent neighbors relative to setbacks, open space and building placement.

The Ranch will house the Ranch Manager who will serve as a 24-hour caretaker for the Site, and the Manager’s contact information will be available to immediate neighbors in the event they have any concerns. There will be one double-loaded barn and one shed row on the Site which will be broken up with walkways in between. The shed row and barn will have a combined maximum capacity of 36 stalls, which will include the Flynn’s personal horses, with tack rooms, storage, office and laundry. Stalls will be 12x12 in size and some will be 12x16 with attached runs that will be strategically placed to mitigate against any perceived impact on the immediate neighbors to the west.

Great care has been taken in establishing a plan to control dust, flies and odor. All stalls will be regularly cleaned, and manure will be disposed of every 2 to 3 days. The manure retention will be kept in an enclosed dumpster at the south end of the Site and will be screened by a block wall. The location of the manure retention was carefully considered and is appropriately located with regard to neighbors and the City’s required setbacks. In addition to ensuring that the barn is kept clean, fly control and prevention will be achieved through Fly Predators, organic pesticide distributed through a spray system, and the manure will also be treated with organic fly prevention products. The Fly Predators will be distributed adjacent to the manure retention dumpster and in the outside pastures to eat any fly eggs before they hatch, dramatically reducing the population of flies. See attached “Addendum” for the detailed fly control program.

The eastern portion of the Site will contain one large arena. Great care will be taken to ensure that the arena does not generate dust. The arena will be constructed with irrigation sprinklers to suppress dust. The paths between the barn, shed row and the arena will be maintained to ensure that there is no dust.

All lighting will meet City requirements. The arena will have lights equipped with an automatic timer that is only in use when people are riding. Lighting at night will be similar to what is used at Stonegate Park with a 10pm turn-off time. See Lighting Site Plan and Manufacturer Cut Sheets for more details.

The proposed Ranch will operate as a private facility with private training, and no public events or shows will be permitted. Hours of operation will mimic those of Stonegate Park – from 6am to 8pm or 9pm, depending on the time of year. Delivery and removal vehicles will only be permitted on the Site between 6am and 5pm.

Ample parking will be provided onsite for vehicles and horse trailers. Fire access will be provided around the perimeter of the Site as indicated on the site plan.

The conceptual landscape plan shows extensive re-landscaping along all street frontages and along the east property line to provide privacy to the Ranch and to buffer and minimize any impacts on neighbors. The landscape palette includes a mix of native species and arid adept species that are all low water use. Irrigation proposed for the Site will consist of a low volume drop irrigation system that is fully automated.

### **Architectural Theme**

The applicable Scottsdale Sensitive Design Principles have guided site and building design. A traditional ranch/horse farm theme has been selected for the architectural design of the facilities enhancing the equestrian design character of the area. In developing the vacant lot, the Flynn family is committed to developing a high-quality equestrian Site that will be viewed as an asset in the neighborhood. Notably, their current private residence and ancillary horse facilities are kept in pristine condition. The traditional architectural theme will be expressed with a contemporary flavor and detailing, with materials and colors to blend with the desert environment. The landscaping will include primarily desert vegetation with low water use shade trees and shading elements responsive to desert conditions. In addition to desert sensitive landscaping, an attractive, two-tone CMU split-faced block wall with desert tones will be provided. A combination of block and open steel rail fence will be used in carefully considered locations to maintain views of the natural desert landscape. The traditional “horse farm” architecture of the Celebrity Equine Center will be accentuated with sophisticated contemporary detailing creating a quality Ranch facility.

### **Conditional Use Permit Criteria**

As required pursuant to Zoning Ordinance Section 1.401, the Ranch CUP as described above will not be materially detrimental to the public health, safety or welfare because there will be no damage or nuisance arising from noise, smoke, odor, dust, vibration or elimination and no unusual volume of character of traffic introduced into the neighborhood. As described above, the applicant is committed to taking great care to ensure that the arena does not generate dust.

The proposed conditional use is compatible with the equestrian use in the surrounding area, and all specific conditions for a Ranch CUP in Section 1.403.O are being satisfied. The CUP is for a Ranch under the Ordinance and thus the proposed use is not a commercial stable and will not be open to the general public.

O. Ranch

1. *The minimum property shall be five (5) acres gross.*

The CUP site is 5 gross acres.

2. *Structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage shall be set back a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190 and Single-family Residential R1-130. Dwelling units, accessory structures incidental to dwelling units, and irrigated pasturage may occur within the fifty-foot setback area subject to the setback requirements of the applicable zoning district.*

The fifty (50) foot setback from single-family residential property is maintained.

3. *The front yard shall be that of the applicable zoning district or forty (40) feet, whichever is greater.*

The R1-43 district requires a forty (40) foot setback. The front yard along 120<sup>th</sup> Street will be maintained with no structures. Only steel rail corral fencing will be placed in the front yard setback with open space areas including an arena and turn out.

4. *There shall be no shows or other activities which would generate more traffic than is normal to a residential area unless the proposed site has direct access from a major street as set forth in the Transportation Master Plan and the Design Standards & Policies Manual. Permission for such shows may be obtained from City Council. Notification shall be provided in a letter that explains the nature and duration of the activity, accommodations for spectators, traffic impacts and additional parking for vehicles. This letter shall be submitted to the City Clerk at least one (1) month prior to the date of the show or activity.*

No such activities are proposed.

5. *All pasture and animal storage shall be enclosed with fences or walls of a minimum of four (4) feet six (6) inches in height. The design of these enclosures shall be shown on drawings submitted with the use permit application.*

The required fencing is provided.

6. *The property shall provide a specific plan which includes the physical containment and location for manure storage and/or a disposal program which minimizes odor and fly impacts on adjacent parcels. The spreading and tilling of the manure into the soil of paddock, pasture, or arena areas may be considered manure disposal.*

A specific plan is provided. Manure containment is placed along the south side of the site, fifty (50) feet north of the property line and adjacent R1-7 district.

7. *The property owner shall provide a specific program for fly control in barn and stable areas which minimizes the attraction to and successful breeding of flies.*

A specific plan is provided.

8. *All laws applicable to the public health must be complied with for the entire period of operation of the ranch.*

Acknowledged.

9. *All activity and pasture areas shall be grassed, sprinklered, or treated with regularly tilled high organic soil mix for dust suppression.*

No pasture areas are proposed with this facility.

10. *Upon revocation of the use permit or abandonment of the ranch operation any accessory residential structure shall be removed.*

Acknowledged.

## **Conclusion**

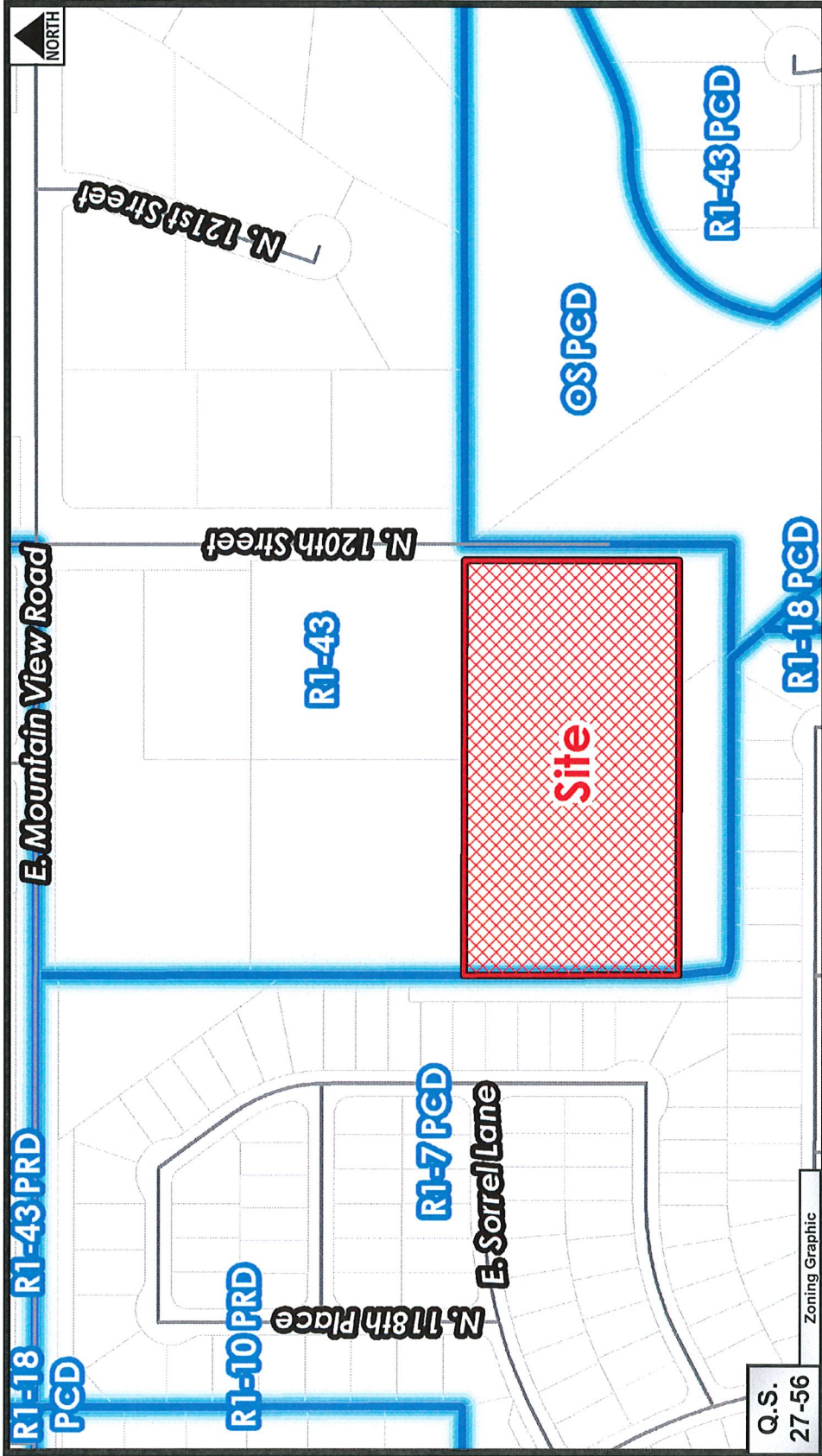
The proposed CUP meets all Ordinance criteria and will allow residential and equestrian uses in a manner that upholds the General Plan and neighborhood character and will be operated in a manner that is compatible with the neighborhood. The Ranch and equestrian facilities will complement the equestrian character of the area and is consistent with the goals set forth in the Shea Area Plan. The Ranch CUP therefore merits approval.

## **Addendum**

Celebrity Equine Center – Fly Control Program:

The stable areas and barns will conform to a fly control program. In addition to the use of Fly Predators, an automated fly control system will be installed in the barn and a manual fly control system will be used on the manure storage area. If the manual system proves inefficient, an automated fly control system will be installed. The operator will operate the pen's fly control system at least twice a day or at a frequency to adequately control flies.

The stable areas and barn will apply the following fly control program: an automatic insect control system with scientifically designed nozzles will be installed and placed overhead throughout the barn, connected by nylon tubing. The system will include an accurate timer that operates the system by opening all nozzles simultaneously and fills the barn with a fine mist of Environmental Protection Agency ("EPA") approved insecticide for a set amount of time on a set schedule. This will provide a uniform and consistent means of controlling insects including adult insects, prohibits reinfestation and provides extended out of barn protection through its repellent action. The insecticide will be EPA registered, will not cause irritation to animals or humans, are made of natural, biodegradable pyrethrin, are water-based so there is no oily build-up, and will kill mature insects as well as prevent laying of their eggs. Additionally, manure piles will be removed every 2-3 days. The fly control systems will kill and repel the following: stable flies, horse flies, deer flies, face flies, house flies, horn flies, bott flies, mosquitoes, fleas, ticks, spiders, gnats and stink bugs.



Q.S.  
27-56

Zoning Graphic

Existing Zoning

4-UP-2020

ATTACHMENT #3

**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

ATTACHMENT #4

4-UP-2020  
06/02/20

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.



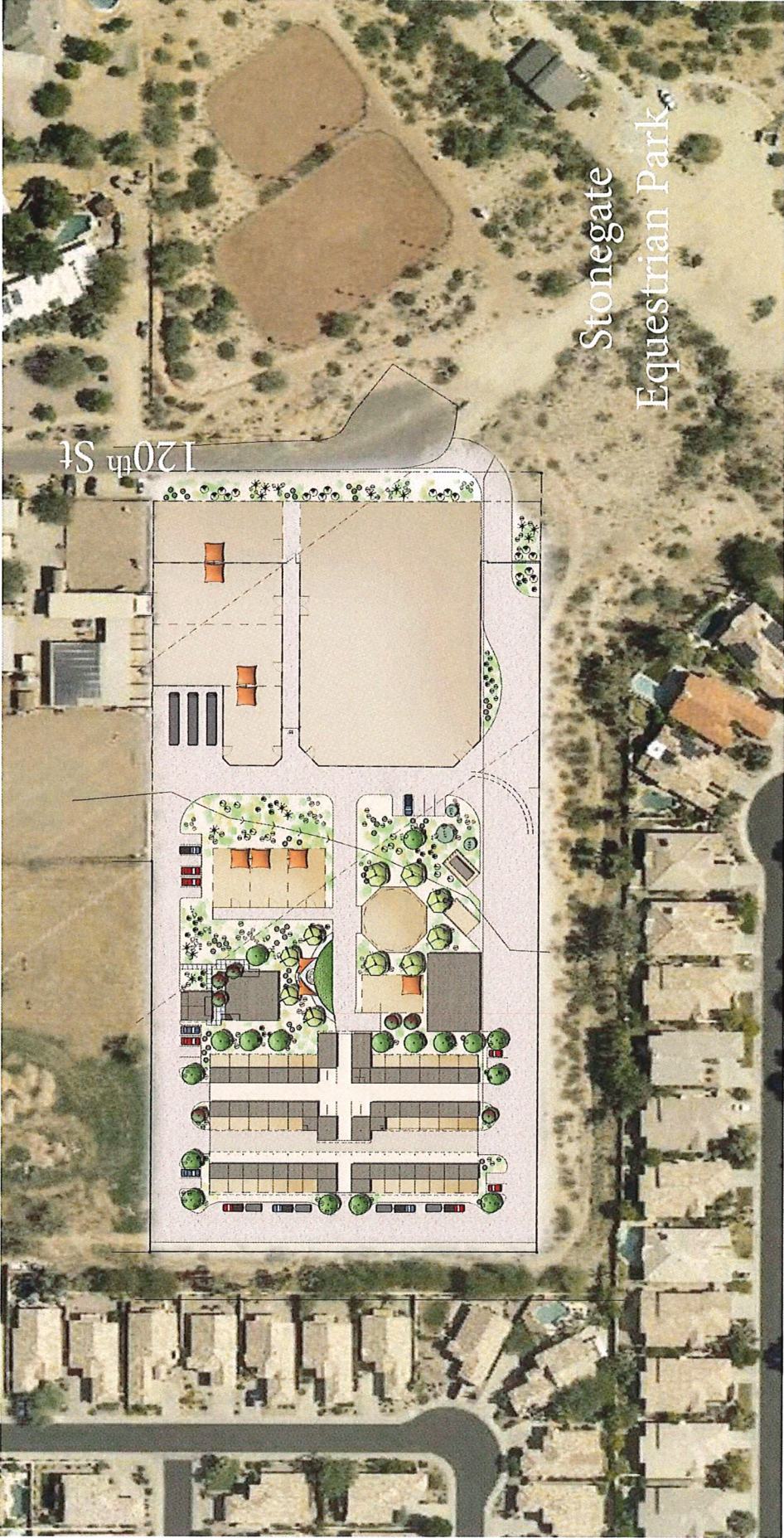
The proposal includes a barn, shed, turnouts and an arena and has been designed to blend with the context of the area providing sensitivity to the adjacent neighbors relative to setbacks, open space and building placement.

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

4-UP-2020  
06/02/20



120th St

Stonegate  
Equestrian Park



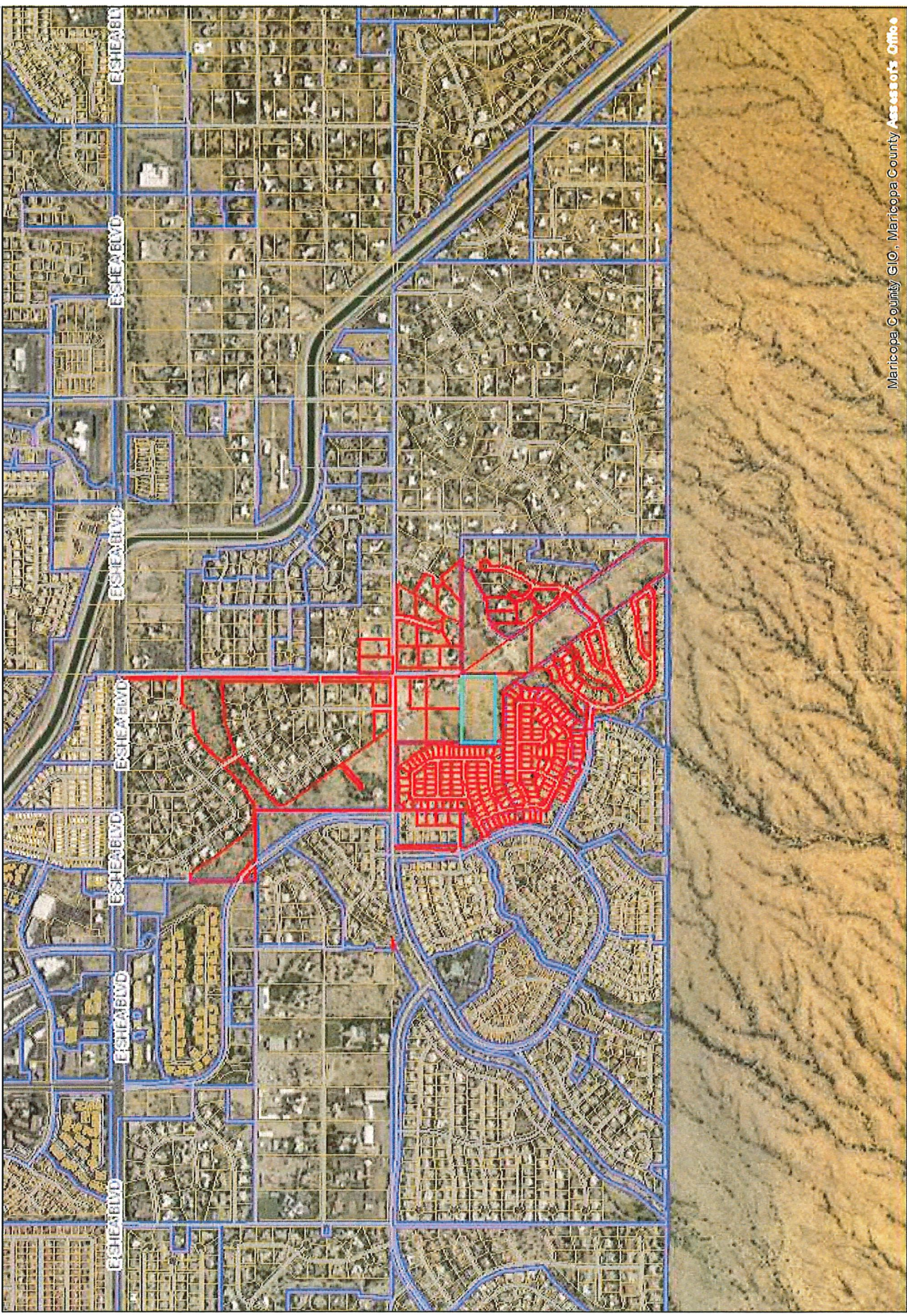
**FLYNN RESIDENCE**  
CONTEXTUAL LANDSCAPE PLAN

9588 N. 120TH STREET  
APRIL 16, 2020





# Map



Maricopa County GIS - Maricopa County Assessors Office

4/29/2020 8:25:05 AM

4-UP-2020  
06/02/20

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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).

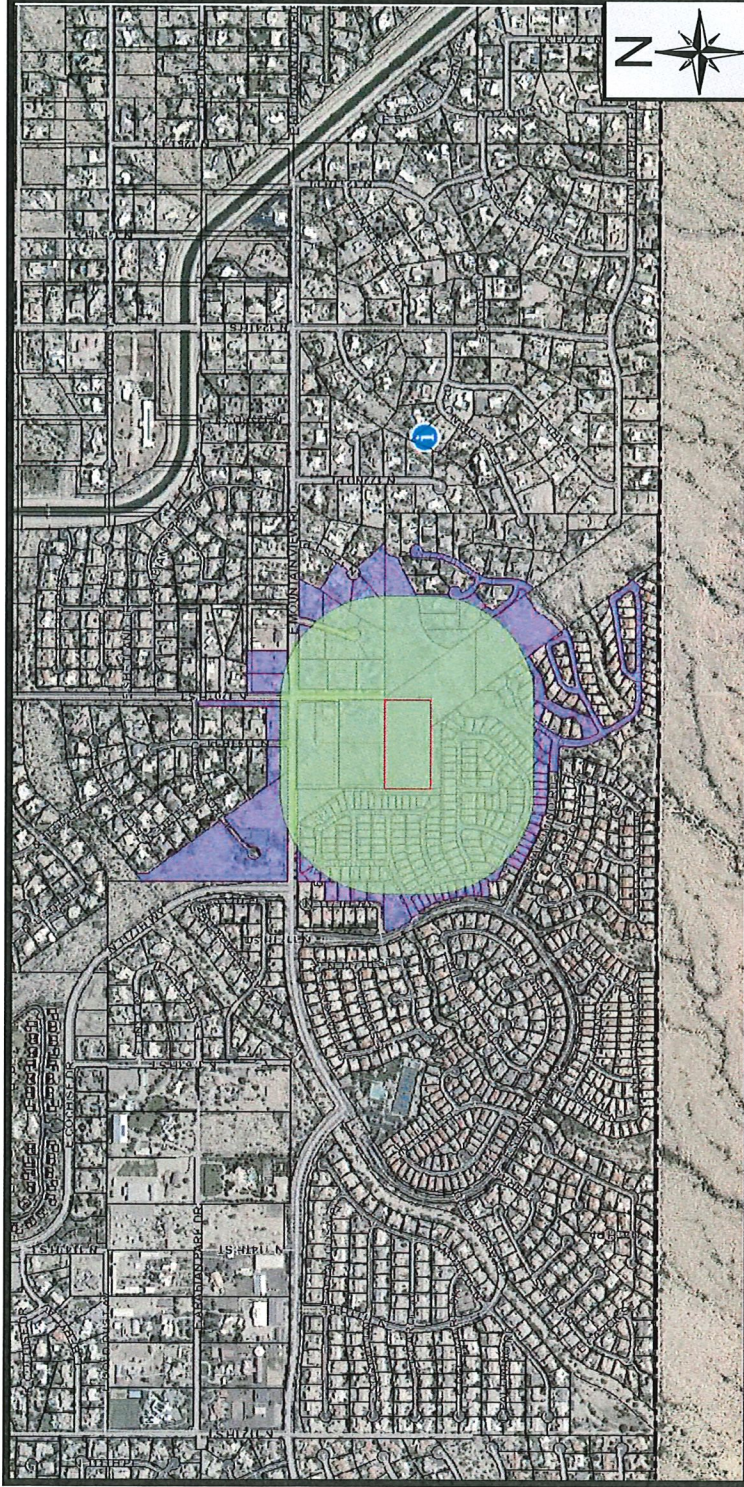
To view, please click on the arial map of the property.

[ARIAL MAP](#)

Stonegate Community Association,  
11551 E. Mountain View Road, Scottsdale, AZ 85259

# 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

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

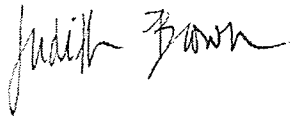
City of Scottsdale  
Attention: Mayor and Council Members  
3939 N. Drinkwater  
Scottsdale, AZ 85251

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 black ink, appearing to read "Joe Cafferelli".

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

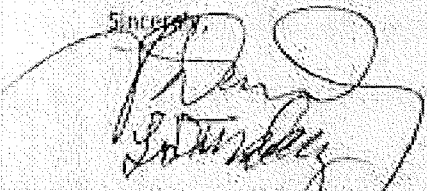
Dear Mayor Lane and Council Members,

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 Dufavy  
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

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**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)

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

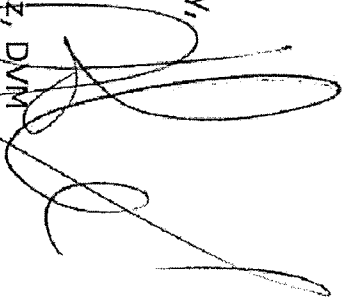
From Arizona Polo Club  
8140 East McDowell Road,  
Scottsdale, AZ 85257

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

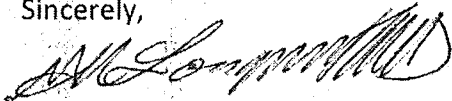
To whom it may concern,

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

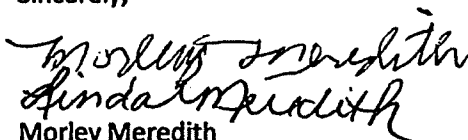
We have lived in our neighborhood for over 25 years. Through the years one thing has never changed. That one thing is for others to try and take away the quality of life of the equestrians living in this neighborhood. Sitting through many meetings regarding equestrian improvements in this area there 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

Salt River Wild Horse Management Group  
[www.saltriverwildhorsemanagementgroup.com](http://www.saltriverwildhorsemanagementgroup.com)



**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. SELLS 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 Teran de 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 word "FRED" is on the left and "CORBUS" is on the right, separated by a diagonal line. The signature is positioned below the typed name "Fred Corbus".

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 "N".

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
	Chris Reed	10811 N 138th Place, Scottsdale AZ	8/25/20
	Spencer Reed	8939 E Gray Rd Scottsdale AZ 85259	8/25/20
	Zachary Reiser	7426 E STETSON DR, Scottsdale AZ, 85251	8/25/20
	Stephanie Reed	10911 N 138th Pl Scottsdale AZ 85259	8/25/2020
	Dalton Keizer	4453 E Pinedale, 121 Phoenix, AZ 85018	8/25/2020
	Ashlea Williams	5495 E Thomas Rd #2099 Phoenix, AZ 85018	8/25/2020
	Amberly Wynnston	21648 N 14th Pl Scottsdale, AZ 85255	8/26/2020
	Carolyn June	6250 E Lafayette Blvd Scotts 85257	8/26/20
	Brett Wynnston	21048 N 14th Pl, Scottsdale, AZ 85255	8/26/2020
	Aaron Clark	8868 E SANDS Dr 85255	8/26/20
	Madison White	5079 E Perdido Dr Cave Creek, AZ 85006	8/26/2020

Delete PDF

### IN SUPPORT OF THE CELEBRITY EQUINE CENTER

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the undersigned, support the proposed Celebrity Equine Center's Conditional Use Permit for an equestrian facility located at 20th Street. This CUP will allow for an equestrian facility including the boarding and training of horses next to the Flynn Family residence, and the City's Stonegate Equestrian Park. With the sensitivity to the surrounding neighbors and the odor mitigation tools proposed, this property will be a welcomed addition to this horse-friendly community.

Signature

Printed Name

Address

Date of Signin

*[Handwritten Signature]*

ROBERTA  
+2025+

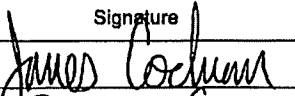
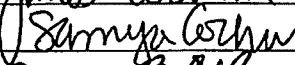

1105 E. REXFORD  
SOUTHDALE, AZ  
45262

8/2

**PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER**

To the Mayor, City Council and City Clerk:

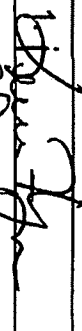






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	Signature	Printed Name	Address	Date of Signing
1.		James Cochran	7411 E. Vista Dr. Scottsdale 85250	8-23-20
2.		Samya Cochran	7411 E. Vista Drive Scottsdale 85250	8/23/20
3.		Mary L. Cochran	B 357 E. Joshua Tree Lane <sup>85250</sup> Scottsdale	8/23/20
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	Signature	Printed Name	Address	Date of Signing
1.		Kevin Flynn	9634 N. 120 <sup>th</sup> St 8525-9	8/22/2020
2.		Michael Deunger	8539 E partland st 85259	8/23/2020
3.		PETERSON	9634 N. 120 <sup>th</sup> Street 85259	8/23/2020
4.		WILLIAM T. SMITH	9601 N. 120. St 85259	8/24/2020
5.		Scott W. Smith	9601 N. 120st 85259	8-24-2020
6.		FRANK MILCOVIC	9307 E Desert Arcos 85255	8-25-2020
7.		KLM MILCIC	9307 E Desert Arcos 85255	8-25-2020
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	Signature	Printed Name	Address	85360	Date of Signing
1.		KATHIE CASH	9565 E. Wood Dr.	Scottsdale, AZ	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
1.		Susan E Capadona	20494 E Beckwith Blvd	8/26/20
2.		Parla Baxley	9275 E. Mission St. Salt Lake	9-26-20
3.		Larry Baxter	5225 E Mission Cir. Sarasota	8-26-20
4.		Rembert Corrales	9251 E. Hilley Way Scottsdale	8-26-20
5.		AARON ARSLANOV	1021 E 8th St. Scottsdale	8-26-20
6.		Karen Greenwald	4785 E Lone Cactus Rd. Phoenix	8/28/20
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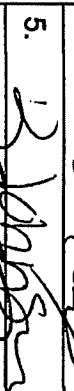




We, the undersigned, support the proposed Celebrity Equine Center's Conditional Use Permit for an equestrian facility located at 9899 N. 120<sup>th</sup> Street. This CUP will allow for an equestrian facility including the boarding and holding of horses next to the Flynn Family's current residence, and the City's Stonegate Equestrian Park. With the sensitivity to the surrounding neighbors and the odor and dust mitigation lots proposed, this property will be a welcomed addition to this horse-friendly community.

Signature	Printed Name	Address	Date of Signing
<i>[Handwritten Signature]</i>	Nelsa Auspucher	11458 E. Christmas Chalk	85255 8/30/20
<i>[Handwritten Signature]</i>	Quest Auspucher	11458 E. Christmas Chalk	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.		Kerri Smith	27523 N 168 <sup>th</sup> St Scottsdale	8/28/20
4.		Peter Marx	12440 N 100 <sup>th</sup> St	8/28/20
5.		Brock Johnson	11252 E Stanton Ave Mesa AZ 85207	8/28/20
6.		Allison Bury	4222 N. 10 <sup>th</sup> St. Phoenix AZ 85050	
7.		Andrew	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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Signature	Printed Name	Address	Date of Signing
<i>Elizabeth Brown</i>	Elizabeth Brown	710 E. Gainers Ranch Rd. Scotts, 85354	8/24/20
<i>Greg Schmitt</i>	GREG SCHMITT	" "	" "
<i>Steve Driscoll</i>	Steve Driscoll	4267 E. Rimrock Rd. Scottsdale, AZ 85255	8/24/2020
<i>Judith L Brown</i>	Judith L Brown	7122 E. Becker Lane Scottsdale, AZ 85254	8/24/2020
<i>Brian Calbro</i>	Brian Calbro	9187 N 82nd St Scottsdale, AZ 85258	8/24/2020
<i>Deb Leaver</i>	Deb Leaver	7128 E Beckenhof Scottsdale AZ 85254	8/24/2020
<i>Teresa L Tenney</i>	Teresa L Tenney	10846 E Dreyfus Ave Scottsdale 85254	8/24/2020
<i>Dominic Beard</i>	Dominic Beard	7116 E Becker Rd. Scottsdale 85254	8/24/20
<i>Ray Hendon</i>	Ray Hendon	6846 E. Dreyfus Scottsdale AZ	8/27/20
<i>Mary Beth</i>	Mary Beth	7749 E. Baker Dr. Scottsdale AZ 85264	8/28/20
<i>Anne Hart</i>	Anne Hart	7741 E. LOS GARDOS DR. SCOTTSDALE	8/28/20
<i>Marti Shelton</i>	Marti Shelton	6940 E. Cochise Rd Unit 1018 85253	8/28/20
<i>Kelly Sunshine</i>	Kelly Sunshine	4721 E Swilling Rd Phv Az 85250	8/28/20
<i>Debbie Tenney</i>	Debbie Tenney	11212 N. Scottsdale Rd 85255	8/28/20

## PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER


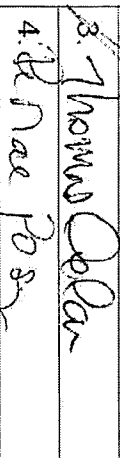
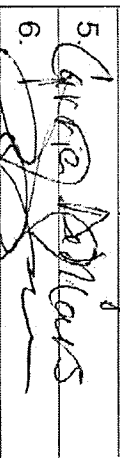

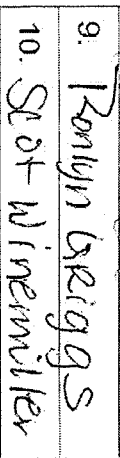
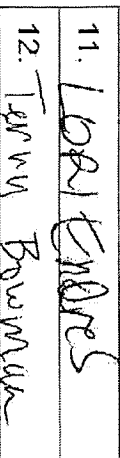






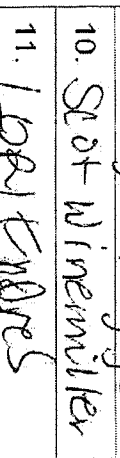
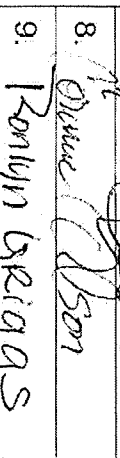
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Signature	Printed Name	Address	Date of Signing
	Bobby Buckstar	4007 E. Green Ln Phoenix AZ 85008	8/28/20
	Beth Belvinger	6830 E. Dobbins Road Rd N/AZ 85053	8/28/2020
	Peter Brucke	7600 E. DOWD STREET PHOENIX AZ 85038	8/28/2020
	Allison Myers	801 E. DEL TIBURON DR. Scottsdale AZ 85258	8/28/2020
	Ben Myers	8101 E. DEC TIBURON SCOTTSDALE AZ 85258	8/28/2020
	MARY Stone	27516 N 137th ST SCOTTSDALE AZ 85262	8/28/2020
	Dr. A. Samaras	314009 RILCCL SCOTTSDALE AZ 85262	8/28/20
	Kolberg Frutkin	8216 E. Butler Dr Phoenix AZ 85020	8/28/20
	Brian D Mensinger	911 E Camelback #1075 Phoenix AZ 85014	8/28/20
	Lisa Helft	7880 N 71st St, PV, AZ 85253	8/28/20
	Kelli Wright	11617 N. 95th Way Scottsdale AZ 85260	8/28/20
	Jamie Helft	7880 N. 71st 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 Munner	9620 N 106th Way Scottsdale AZ 85250	8/28/20

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Signature	Printed Name	Address	Date of Signing
	Brad Perkins	2518 E Montezuma Ave, Riv. AZ 85016	8/28/20
	Ric Hardaker	603 E N 375th Ave, Phoenix AZ 85021	8/28/20
	Thomas Dalkin	11020 N 73rd St, Scottsdale AZ 85250	8/28/20
	Pe Nae Pong	11020 N 73rd St, Scottsdale AZ 85250	8/28/20
	Carrie DeJans	12622 N 19th Pl, Phoenix AZ 85022	8/28/20
	Douglas Link	6735 E. Greenway Bg, Phoenix AZ 85054	8/28/20
	Tim Olson	37909 N. 18th Dr, Phoenix AZ 85086	8-28-20
	Lorraine Olson	37909 N 18th Dr, Phoenix AZ 85086	8/28/20
	Ronlyn Briggs	3411 W. Davien way, Phoenix AZ 85086	8/28/20
	Scot Winemiller	3411 W. Davien way, Phoenix AZ 85086	8/28/20
	Lori Ennes	15 E. Angela Dr, Phoenix AZ 85022	8-28-20
	Terri Bowman	4109 E. Karen Drive, Scottsdale AZ 85254	8-28-20
	Heather Klipka	4805 E. Paradise Lane, Scottsdale, Arizona 85254	8-28-20
	Shane Roberts	9075 E. Aster Drive, Scottsdale AZ 85250	8-28-20

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Signature	Printed Name	Address	Date of Signing
<i>[Handwritten Signature]</i>	Janelle Williams	902 E Sam Salmador Dr. Superior, AZ 85258	10/16/20
<i>[Handwritten Signature]</i>	JOE BAIN'S	1119 E MISSION LN	11/1/20
<i>[Handwritten Signature]</i>	JAS BAINS	1821 W EDK Place	11/2/11
<i>[Handwritten Signature]</i>	T K BAIN	1119 E Mission Ln	11/1/11

## PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER



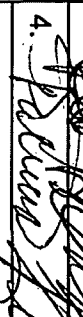

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	Signature	Printed Name	Address	Date of Signing
1.		Diego Peiraz	11825 N. 70th St	8/25/20
2.		Crista Hall	11825 N. 70th St.	8/27/20
3.		Julie Stegling	6924 E Paradise Dr	8/27/20
4.		Byron Sellers	" "	" "
5.		Kimberly Davary	7137 E. Cordier Dr. Scottsdale, AZ 85254	8/27/20
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	Signature	Printed Name	Address	Date of Signing
1.		KEVIN HALLENARD	11981 E. Ironwood Dr	9/20/20
2.		LORI HALLENARD	11981 E. Ironwood Dr	9/21/20
3.		Steve Silvestri	17061 E. Tolson Dr	9/25/20
4.		ROBERT KELLY	10250 E. Mountain View	9/25/20
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## 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?

Cahill/Jordan:StonegateCollectiveConcerns 8/10/2020

- 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*)

### **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 Flynn’s and the City of Scottsdale?

## Barnes, Jeff

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**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:**

The information contained in this message is privileged and/or confidential information intended only for the use of the individual(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, copying, or printing of this communication is strictly prohibited! If you have received this message in error, please notify us immediately by telephone at 480.607.7900 (or by reply email) and delete this message. Thank you.

## Barnes, Jeff

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**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

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**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 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

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**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,

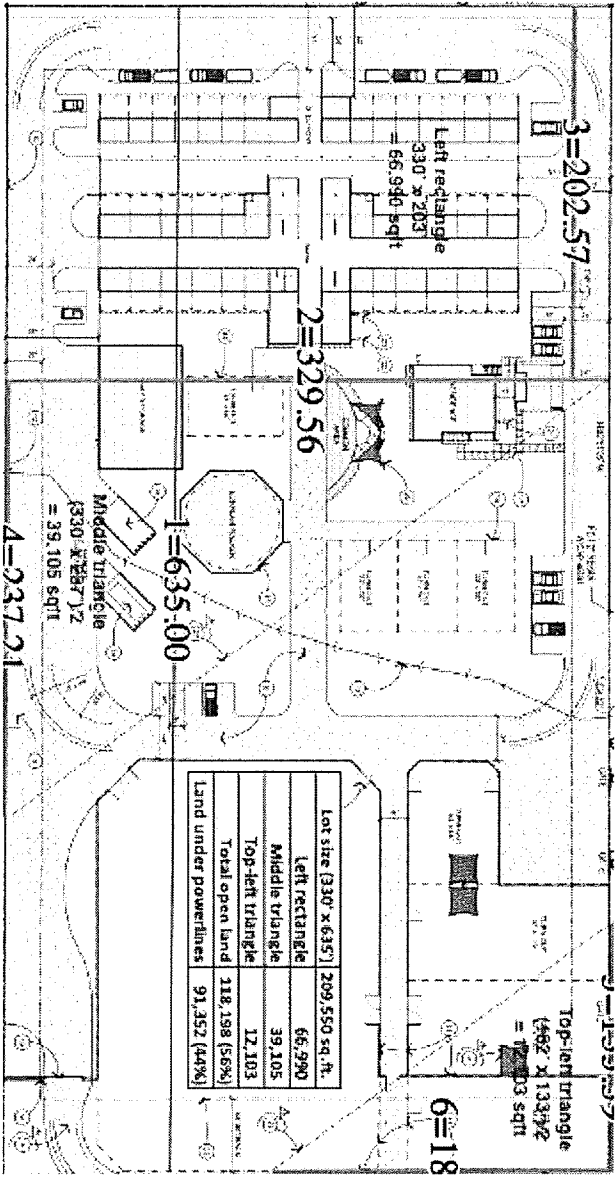
I'm a resident and homeowner of the Stonegate community and my property backs up the proposed development. Given the scale of the development and its proximity to dense residential communities, I am concerned about the potential health, safety and quality of life impacts to residents adjacent to the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

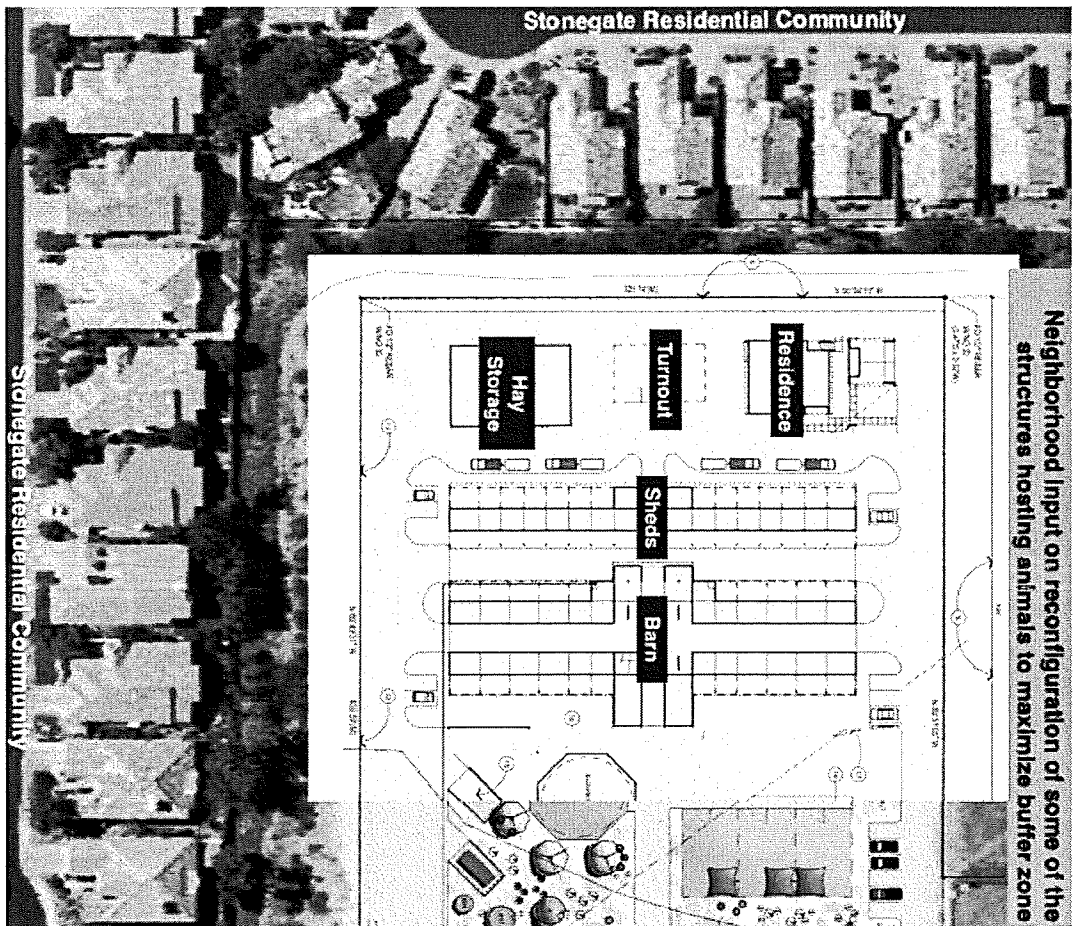
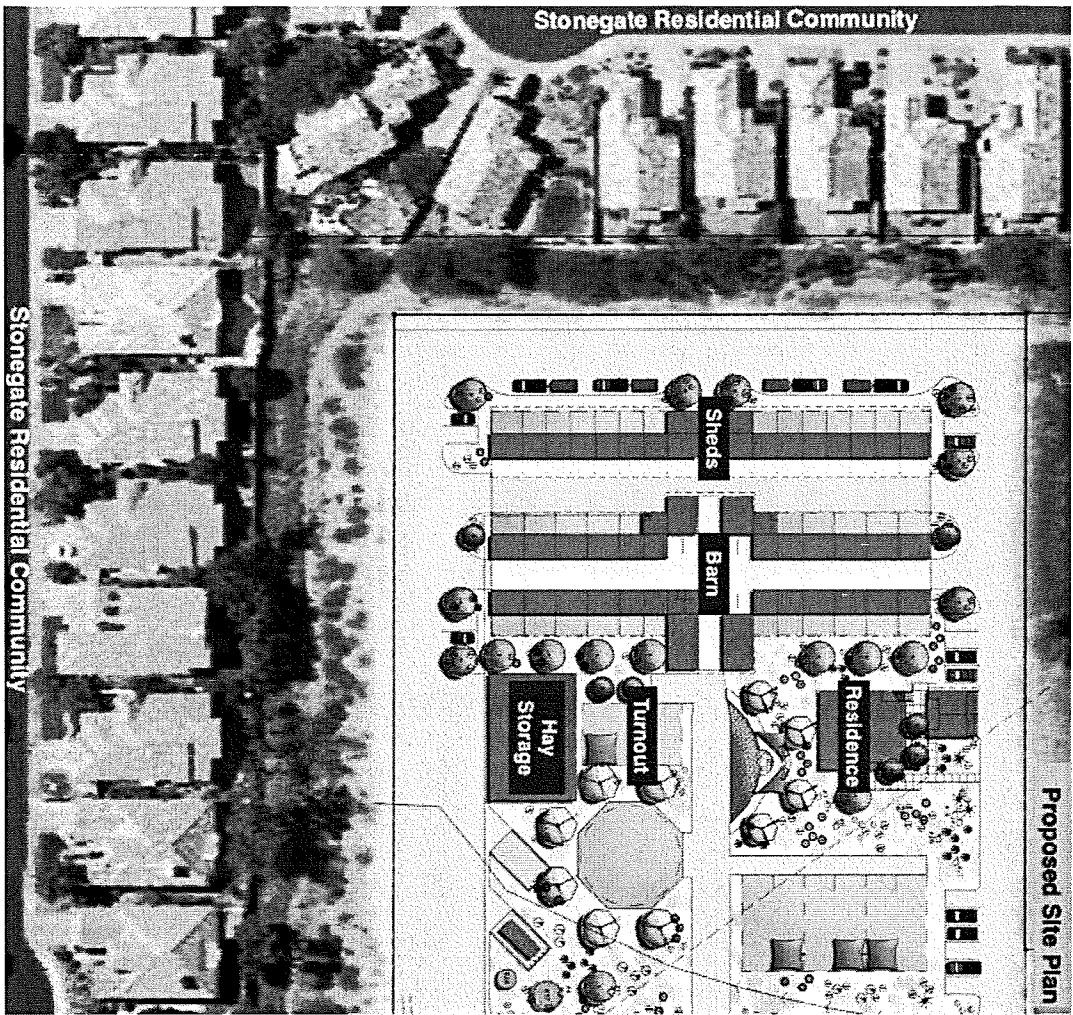
Although the site appears to meet the City's lot size requirements for the proposed project, high voltage power lines run through a significant portion of the lot. A naive estimation shows about 44% of the lot is covered by power lines (please see attached schematic #1: siteplan\_measurements.jpg), which 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

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**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 SARRELLANE	480-580-2451
<i>Susan Griffing</i>	Susan Griffing	11158 E Sarrell Ln	480-628-1002
<i>Paul Nadeau</i>	PAUL NADEAU	11126 E Sarrell	480-860-8276
<i>Peggy Weisberg</i>	Peggy Weisberg	10992 E. Farfel Ln.	480 312 2025
<i>Nadi Wenger</i>	Nadi Wenger	10982 E Farfel Ln	480-368-8000
<i>James Tubbs</i>	JAMES TUBBS	10952 E Farfel Ln	504 450-7058

THIS PAGE IS  
SIGNATURES  
FROM NEIGHBORS  
OUTSIDE  
THE NEIGHBORHOOD WHO  
OPPOSED AS

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

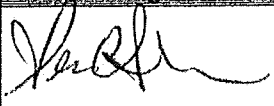
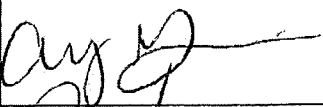

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Homeowner Signature Printed Name Street Address Email and/or Phone#

Homeowner Signature	Printed Name	Street Address	Email and/or Phone#
	M. Hamilton	11971 E TERRA DR. SCOTTSDALE AZ 85255	BarCobosGuy12@gmail.com 480 4429711
	Andrew Vasil	11939 E Terra Dr. AZ	avasil@gmail.com
	Dan Popescu	11931 E TERRA DR SCOTTSDALE AZ 85259	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	460-614-8266
	Hong King	11891 E. TERRA DR	HKING@AOL.COM COX.NET 480-510-6357
	Barbara King	11891 E TERRA DR	BKLARONG@COX.NET 480-510-6358
	Kellie De...	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	scgilson@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

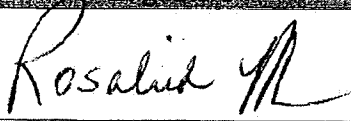
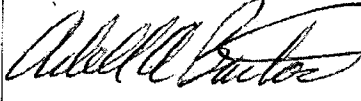
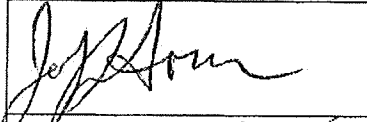
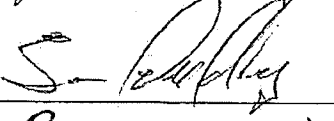
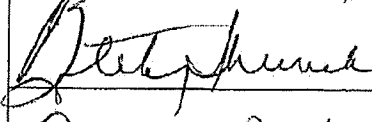
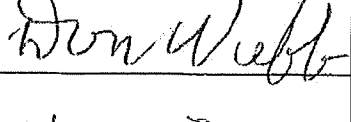
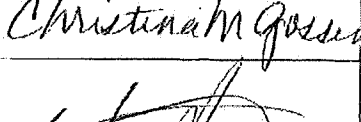
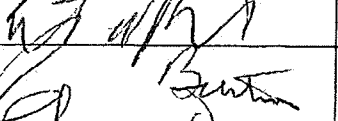
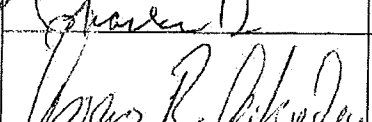
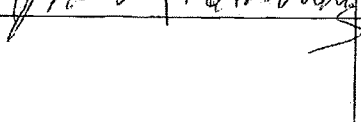
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**Petition in Opposition to Conditional Use Permit 4-UP-2020**

**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	Address	Email/Phone
	Rosalind Moore	11809 E Carol Ave - Scottsdale AZ 85259	
	Del Bartosh	11862 E Carol Ave, Scottsdale, AZ 85259	DEL Bartosh @GMAIL.COM
	Jeff Souer	9333 N. 119 Scottsdale Way	
	Paul Durbey	9315 N 119th Way	
	Betty Shimeh	9310 N. 119th way Scottsdale, AZ	
	DON WEBB	11	
	Christina Grosse	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**

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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 Hays</i>	11930 E. del Timbre Dr.	N5HAYES@ GMAIL.COM	480 297-9000
<i>John C. May</i>	11927 E. Del Timbre Dr.	<del>652</del> sharon @gmail	480.664.7290
<i>Jack Lalusa</i>	11914 E. Del Timbre	lalusa.jed@cox.net	630 453 1019
<i>Donna Lalusa</i>	11914 E. Del Timbre Drive	luzh1@cox.net	630 710 7214
<i>RAM FENNER</i>	11906 E DELTIMBRE	RAM.FENNER@ COX.NET	602 663-2334
<i>Agnie Feast</i>	11890 E Del Timbre	kiki.arklove @gmail.com	480-336-8814
<i>Carl Feast</i>	11890 E. Del Timbre	earlshca@ yahoo.com	480-336-8814
<i>Amy Hamilton</i>	11971 E Terra Dr Scottsdale, AZ	ahamiltonwife@ gmail.com	480-630- 0495

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#

<i>Maren E Grow</i>	Maren Grow	11870 E. Sorrell Scottsdale, AZ 85259	maren.grow@ yahoo.com
<i>J Grow</i>	John Grow	11870 E Sorrell SCOTTSDALE	262-930 -7401
<i>Elaine Rosino</i>	Elaine Rosino	11872 E. Terra Scotts AZ 85259	Chai18M2a comcast.net
<i>Monique Taitien</i>		11839 E Terra Dr	abrobbs@gmail.com
<i>John Alo</i>	JOHN ALO		H@scottsdale @CoL
<i>David Kell</i>	DAVID KELL	11962 E DEL TIMBRE DR	davidkell@ gmail.com
<i>Ray Rite</i>	Ray Rite	9300 N. 119th W	RAT PERSONS S@gmail.com
<i>Sandra Huggins</i>	Sandra Huggins	4347 N. 119th Street Scottsdale AZ	SLMangan@earthlink.com
<i>Joan Ptacek</i>	Joan Ptacek	9369 N. 119th 85259	aztwo@cox.net
<i>Thomas Ptacek</i>	THOMAS PTACEK	9369 N. 119th 85259	Azthree@aol.com
<i>Isabelle Mangouni</i>	<i>Isabelle Mangouni</i>	11898 E Del Timbre Dr 85259	mbssizzzy@ gmail.com
<i>Joanne Gates</i>	JOANNE GATES	9298 N 119th 85259	606PDIRT @EMAIL

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#
	M. HATCH	9624 N 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 FALKON	9529 N. 118 WAY	480-306-4934
	JANE SMITH	9509 N. 118 WAY	480-306-4934
	Maria T. Lage	11886 E Sorbel	480-998-4788
	William Lage	↓	↓
	D Zuzak	11827 E Sorbel	602-743-0427
	Alex Hertzen	9112 N 118 <sup>th</sup> ST	480 247 6100
	JOHN AUGHENBACH	9420 N 118 <sup>th</sup> ST STONEGATE	480-577-9333
	D. SCARLE	11831 E. DEL TIMBEE	480 270 9235

Signature	Printed Name	Address	Email/Phone
<i>John Gates</i>	JOHN GATES	8298N 119th ST	JGATES3338@ AOL.COM
<i>William P. McCarthy</i>	WILLIAM P. MCCARTHY	11858 E PELTIMBRE	mccarthq1280 @comcast.net
<i>Joan Huang</i>	Joan Huang	9109 N. 118th Place	60 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@ Jemuel@gmail.com
<i>Mary Jo McCarthy</i>	Mary Jo McCarthy	11858 E. Del Timbre Scottsdale, AZ	mccarthq1280 @comcast.net 847-267-3761
<i>Denise Cahill</i>	Denise Cahill	11795 E Terra Scottsdale 85259	760-613-5599
<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>Ramona</i>	Ramona	11840 E Terra Dr	480 457-3044
<i>Anne Cerami</i>	Anne Cerami	11843 E Terra Dr	480.563.3434
<i>Joe Cerami</i>	JOE CERAMI	11832 E. TERRA DR	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	504pyles@aol.com 520 820 0278
DALE HEST	Dale Hest	11811 E TERRA	541 921 1787
	Ryan Wagner	11946 E Dulhamb	707-696-0468
	ryan wagner	11946 E Dulhamb	520) 465 2811
Suzanne Cahill	Suzanne Cahill	9583 N. 118th Way	602-881-1036
	Ann Milke	11879 E Vissia Ln	480 415-8730
	Jeane Siko	11882 E TERRA DR	602-5405247
	Sebastien Taillier	11859 E Terra Dr	480-689-3441
	Charles Splate	11867 E Terra Dr	(480) 205 2552
	Sheron 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. 6747
David G. Jordan	David G. Jordan	11878 E Sorrel Scottsdale 85259	520-909-6162

**Zoning Petition Form**

**June 2020**

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

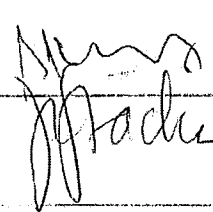
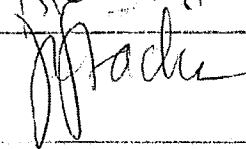
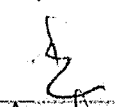
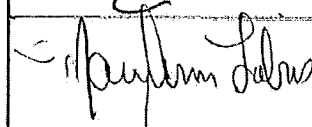
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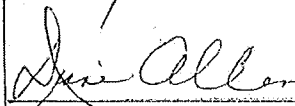
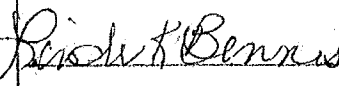
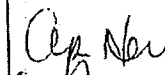
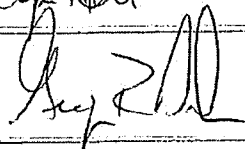

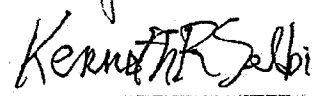
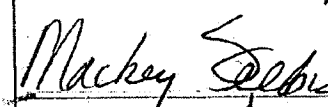
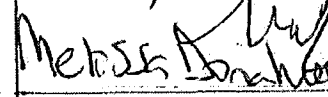

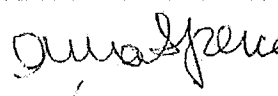

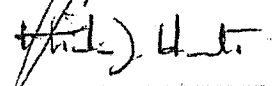
9588 N. 120th Street Scottsdale, Arizona 85259

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. (see attached for further negative impacts)

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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  - c. Odors (from horses and manure)
  - d. Dust (from training areas, vehicle traffic on property, unpaved roadway)
  - e. Lights (all over property, barns, stalls, arenas, affecting night viewing of stars even under Scottsdale dark sky ordinance due to elevation of property)
  - f. Privacy (affecting residents in Tamarack and Saddleback)
  - 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
	AKUEA CHANDRIKA KRISHNA SUNKARA	9565 556 N 118th Way Scottsdale	118thway@gmail.com
	Juanita Stackers	9049 N. 118th Way Scottsdale	jstackers@gmail.com
	ROBERT Rumber	9693 N 118th Way, Scottsdale AZ 85259	robfilmer73@gmail.com
	Mary Ann Lebas	9707 N 118th Way Scottsdale AZ 85255	

Signature	Printed Name	Address	Email/Phone
	RONA HERMAN	9763 N. 118th SCOTTSDALE, AZ 85257	r.dnair@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	
	Mackey E SELBIG	11867 E Sornel Ln	
	Melissa	11875 E. Sornel Lane	
	Glenn SCOTT	11854 E, CAROL AVE	
	Anna SPENCE	11865 E. CAROL AVE	
	Lenny SILBERMAN	11871 E Tinker Drive	
	PHILIP HUERTA	12417 E. CAYUSE CT. SCOTTSDALE AZ	

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
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<i>John P. Doney</i>	JOHN DONEY	9149 N. 116th Way	PROVE 480-860-0010
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<i>Sally M. Doney</i>	SALLY M. DONEY	9149 N. 116th Way	" "
<i>Nancy Diaz</i>			SWANKDY@YAHOO.COM

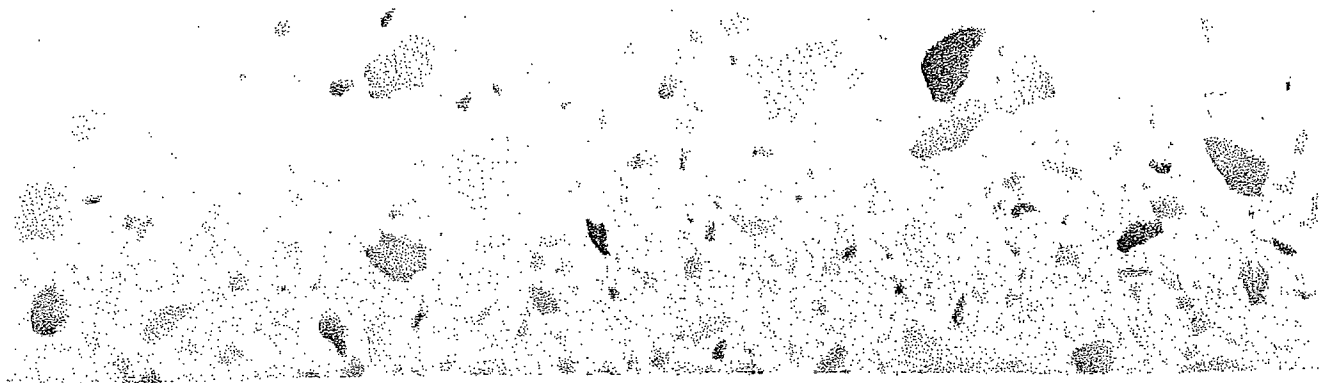
NANCY DIAZ  
9260 N 117<sup>th</sup> Street

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 attac

Homeowner Signature Printed Name

Marsha L. Erb

blushrose2@aol.com



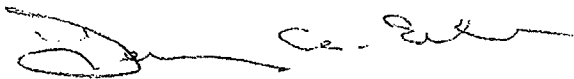
319-310-1412

11870 E. Carol Ave.

SCOTTSDALE, AZ 85259

Larry A. Erb

larry.a.erb@gmail.com



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**

**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
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<i>L. Morrison</i>	LARRY MORRISON	11687 E. BELLA VISTA DR. SCOTTSDALE 85259	lmorrison1931@yahoo.com
<i>SM</i>	Ingrid Morrison	11687 E. Bella Vista Dr Scottsdale AZ 85259	//

Sent from my iPad

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

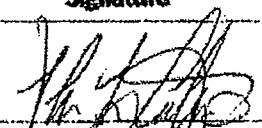
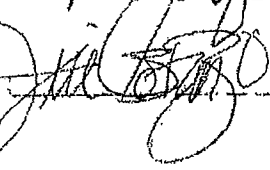
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9588 N. 120th Street Scottsdale, Arizona 85259

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  - c. Odors (from horses and manure)
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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
	THOMAS COSTANZO	11431 E. TERRADINI SCOTTSDALE AZ 85259	COSTANZOT480@ GMAIL.COM Phone 4806619483
	Jill COSTANZO	SAME	SAME

**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:

**2533 N. 120th Street Scottsdale, Arizona 85259**

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Our goals in petitioning the 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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  - b. Pests (flies, rodents, etc.)
  - c. Odors (from horses and manure)
  - d. Dust (from loading areas, stalls, etc.) (impacts residential roadway)
  - e. Lights (all over property, barns, stalls, etc., affecting night viewing of stars)
  - f. Privacy (affecting residents in Thornrock and Saddleback)
  - g. Security/Safety (exposure to many workers, workforce, 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

*Tammy Power*

Tammy Power

9298 N. 115th St.

tammy/power@cox.net

480/361-3373

**Zoning Petition Form**

**June 2020**

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

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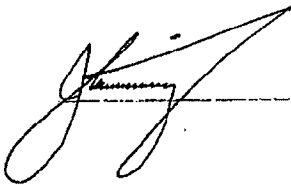
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Signature	Printed Name	Address	Email/Phone
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Joe Strening

11393 E. Somerlow

jstrening@gmail.com  
(630) 280-1068

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
	AARON 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

**Zoning Petition Form**

**June 2020**

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


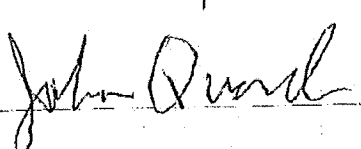
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  - e. Lights (all over property, barns, stalls, arena, affecting night viewing of stars)
  - f. Privacy (affecting residents in Tamarack and Saddleback)
  - g. Security/Safety (exposure to many vendors, workmen, etc.)
3. Influence/Prohibit future 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
	Jeri Quadlin	11789 E. Terra Dr (Vintage)	jeri.ann.freemuth@gmail.com
	John Quadlin	11789 E Terra Dr 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.

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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**

**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
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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**

**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:

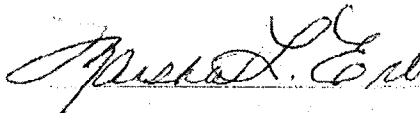
9588 N. 120th Street Scottsdale, Arizona 85259

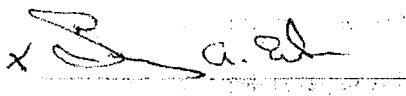
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Signature	Printed Name	Address	Email/Phone
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	Marsha L. Erb	11870 E. Carol Ave Scottsdale, AZ 85259	blushrose2@aol.com
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	Larry A. Erb	11870 E. Carol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

June 2020

Conditional Use Permit: 4-LP-2020


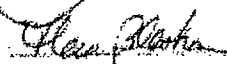
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Signature	Printed Name	Address	Email/Phone
	Ernie Barros	1936 E. Due Terrace	ErnieB@comcast.com
	Fleur Blathan	SPRE	Abelshan@gmail.com

**Zoning Petition Form**

**June 2020**

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

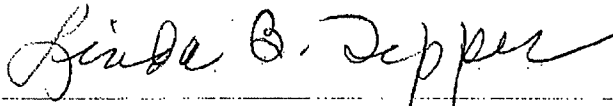
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Signature	Printed Name	Address	Email/Phone
	Linda B. Tepper	11851 E. Sorrel Lane	
		LBT18 @ ATT. NET	

**Zoning Petition Form**

**June 2020**

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

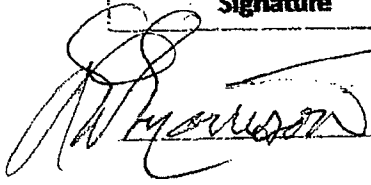
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Signature	Printed Name	Address	Email/Phone
	LARRY W. MORRISON	11687 E BELLAVISTA DR	lmorrison1931@yahoo.com

**Zoning Petition Form**

**June 2020**

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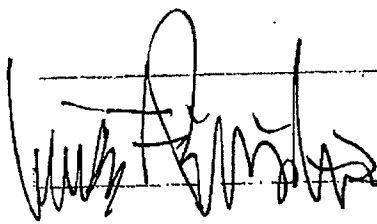
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Signature	Printed Name	Address	Email/Phone
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	Louis Romain	9741 N 117 <sup>th</sup> St	lfromain@cox.net
Jean M Romain	Jean Romain	9741 N 117 <sup>th</sup> St	Jeanromaine@cox.net

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

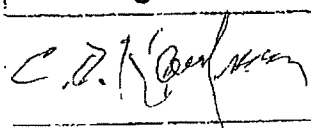
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Signature	Printed Name	Address	Email/Phone
	CHARLES K. HOFFMAN	9000 N. 119th Way SCOTTSDALE 85259	CHARLES@KACF.MANAGEMENT.COM

**Zoning Petition Form**

June 2020

Conditional Use Permit: 4-UP-2020

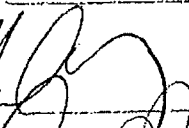
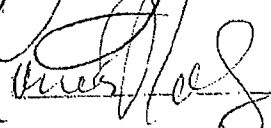


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Signature	Printed Name	Address	Email/Phone
	Neal Nirenberg	9920 N 117th Pl Scottsdale AZ 85259	Nirenberg.fam@yuhoo.com
	Lorna Nirenberg	9920 N 112th Pl Scottsdale 85259	lorna0222@yahooi.com
	Amanda Nirenberg	9920 N 117th place Scottsdale, AZ 85259	6023774243
	Jare Nirenberg	Scottsdale AZ 85259	6023708057

Zoning Petition Form

June 2020

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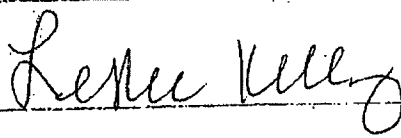
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Signature	Printed Name	Address	Email/Phone
	Leslee Kelly	11678 E. Appaloosa Pl	LKmarrod@ gmail.com 480-248- 5657

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

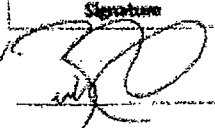
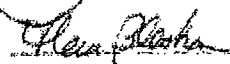
We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

8588 N. 120th Street Scottsdale, Arizona 85258

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Signature	Printed Name	Address	Email/Phone
	Erenney Beards	14756 E. Oak Mountain	Ebeards@gmail.com
	Fleur Beards	SARE	Abeards@gmail.com

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
<i>Benny Spitzer</i>	Benny Spitzer	11866 E. Camel Ave	MIKE @ 1015516111
<i>Jackie Spitzer</i>	Jackie Spitzer	11866 E. Camel Ave	MIKE @ 1015516111

Zoning Petition Form

June 2020

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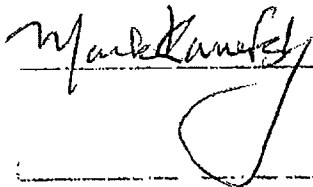
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Signature	Printed Name	Address	Email/Phone
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	MARK KAMEFSKY	11275 E. Appalcosa Pl.	MKINAZZ @ gmail.com
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Zoning Petition Form

June 2020

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Signature	Printed Name	Address	Email/Phone
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*Gerald O'Keefe*

GERALD O'KEEFE

11459 E CARON ST SCOTTSDALE AZ 85259

gokeefe2@icloud.com

Zoning Petition Form

June 2020

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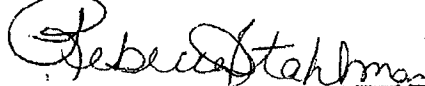
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2. Health and Environmental impacts including:
  - a. Noise (from horses, trucks, trailers, human-raised voices for training purposes, etc.)
  - b. Pests (flies, rodents, etc.)
  - c. Odors (from horses and manure)
  - d. Dust (from training areas, 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
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	Kirk Stahlman	11848 E. Bella Vista Dr	kirkstahlman@hotmail.com 480-860-1917
	Rebecca Stahlman	11848 E. Bella Vista Dr.	beckystahlman@hotmail.com 480-860-1917

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:

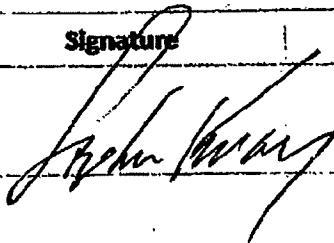
9588 N. 120th Street Scottsdale, Arizona 85259

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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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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Dr. Stephen Kranz  
9422 N. 115th Street  
Scottsdale, AZ 85259

480-860-1096

trethecord@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 OP2016 the requested Conditional Use Permit for a Single-Family Residential (R1-45) zoning located at:

10208 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. (see attached for further negative impacts)

Our goal is to prevent negative impacts of the Ryan 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 a perimeter cement block wall, large barns, pools and composite masonry structures.
2. Health and Environmental impacts including:
  - a. Noise (from horses, trucks, trailers, humans 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. Light (all over property, barns, stalls, arenas affecting night viewing of stars and constellations and air ordinance due to the amount of property)
  - f. Pollution (affecting residents in Lakewood and Scottsdale)
  - g. Security (exposure to many people, workmen, etc.)
3. Incentive/Prohibit future zoning changes that would allow farm family to develop additional property that would create expanded access by additional commercial traffic.

Signature	Printed Name	Address
	James M. Stribeck	
	David Stribeck	

**Zoning Petition Form**

June 2020

Conditional Use Permit: 4-LUP-2020

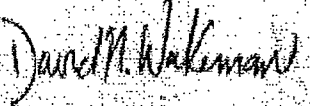
We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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. (see attached for further negative impacts)

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  - e. Lights (all over property, barns, stalls, arenas, affecting night viewing of stars even un Scottsdale dark sky ordinance due to elevation of property)
  - f. Privacy (affecting residents in Tamarack and Saddleback)
  - 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
	David M. Wakeman	11866 e. Del Trumbore Scottsdale, Az 85259	dwakeman60@gmail.com 314-605-9195

**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
	Donald G. Schoen	12015 E Belle Vista Circle	d.schoen@inbox.com d.g.schoen@gmail.com 575.654.8707

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).

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

AL MOK	AMOK
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**

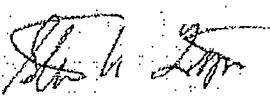
We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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. (see attached for further negative impacts)

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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
	STEVEN W. LIPPS	11849 ELARDL AVE SCOTTSDALE, AZ 85259	SWLIPPS@GMAIL.COM 480-661-1414

**General Conditions**

Form 1000

Environmental Lien Payment Form 1000

This form shall be used to document and certify the completion of environmental remediation and associated costs. The form shall be filed with the appropriate authority and shall be subject to audit by the appropriate authority.

**Section 1. Project Name (Project, Site, etc.)**

1.1 Project Name: [Blank]

1.2 Project Address: [Blank]

1.3 Project Description: [Blank]

**Section 2. Environmental Impact (Polluting)**

- a. Air Quality (Particulate Matter, SO<sub>2</sub>, NO<sub>x</sub>, Ozone, etc.)
- b. Noise (Noise levels, etc.)
- c. Odors (Foul odors, etc.)
- d. Other (Other impacts, etc.)

1.4 Other information: [Blank]

Signature	Printed Name	Address	Date/Phone
[Signature]	MATHEW [Blank]	1000 [Blank] [Blank]	[Blank]
[Signature]	[Blank]	[Blank]	[Blank]

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 S. Dahl 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>	Marge Kaplan	9588 N. 120th Street Scottsdale, AZ 85259	aryeh1@aol.com 480-441-1111
<i>Mary Kaplan</i>	Mary Kaplan	9588 N. 120th Street Scottsdale, AZ 85259	aryeh1@aol.com 480-441-1111

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, kbogaty@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

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-A) zoning located at:

9588 N. 120<sup>th</sup> 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. (see attached for further negative impacts.)

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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
	Mike Szymanski	11803 E. PPA Road, Scottsdale, AZ	mikebiglake@gmail.com

**Zoning Petition Form**

**June 2020**

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

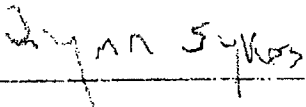
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Lynn Sykes	11216 E Applecross Pl	LR@a Cox.net

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

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

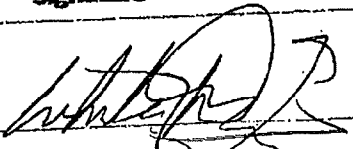
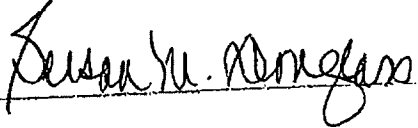
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9588 N. 120th Street Scottsdale, Arizona 85259

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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
	Whitney Douglass	9173 N. 116th Pl	whitneyrog@cox.net
	SUSAN M DOUGLASS	9173 N. 116th Place	SUE.DD@OUTLOOK.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:



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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
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	MYRON PICOULT	11357 E. Sorrel Ln. Scottsdale, AZ 85259	myronpicoult@aol.com
	JANE PICOULT	11357 E. Sorrel Ln Scottsdale AZ 85259	jepicoult@aol.com

Thank you  
Mrs. Kelly  
God Bless You

**Zoning Petition Form**

June 2020  
Conditional Use Permit: 4-UP-202


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

9588 N. 120th Street Scottsdale, Arizona 85259

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

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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 ngl766net@gmail.com

**Zoning Petition Form**

**June 2020**

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

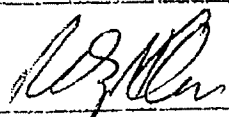
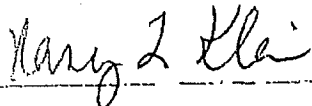
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Signature	Printed Name	Address	Email/Phone
	Ralph S. Klein	11378 E. Carol Ave	ralph.klein@att.net 480-307-6621
	Nancy L. Klein	u u u u u	

Zoning Petition Form

June 2020

Conditional Use Permit 4-UP-2020

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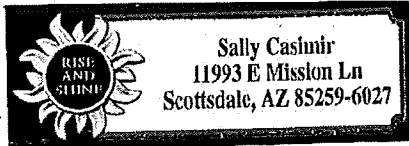
Signature	Printed Name	Address	Email/Phone
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*A. Stephen Casimir*

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

Dr. Steve's d  
@gmail.com

*Sally Casimir*



480-614-  
6616

Zoning Petition Form

June 2020

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

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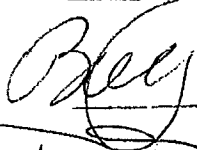

9588 N. 120th Street Scottsdale, Arizona 85259

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Signature	Printed Name	Address	Email/Phone
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	BILL BALOGH	12061 E MISSION LANE CIRCLE	
	ROBIN BALOGH	12061 E MISSION LANE CIRCLE	

**Zoning Petition Form**

**June 2020**

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

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*Gloria Ayoub*  
Gloria Ayoub

11273 E. Sorrel Lane - 85259  
E. Sorrel Lane

Zoning Petition Form

June 2020

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Ronald Gowens RONALD GOWENS 11665 E SONDEL LN 4802131550

Zoning Petition Form

June 2020

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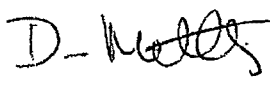
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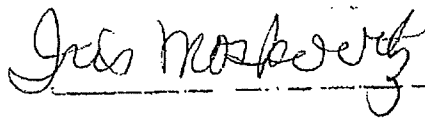
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Signature	Printed Name	Address	Email/Phone
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	DON MOSKOVITZ	9240 N 117TH WAY	TETG@aal@aol.com 480-209-1717
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	IRIS MOSKOVITZ		tetg@aol.com
---	----------------	--	--------------

**Zoning Petition Form**

June 2009

Conditional Use Permit: 4-LP-2000

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:

2568 N. 170th Street Scottsdale, Arizona 85259

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Signature	Printed Name	Address	Email/Phone
	Dawn Tuckettaub	11642 East Bella Vista Scottsdale, AZ 85259	480-510-8886 dawn3@yahoo.com
	H. Adele Dasto	11642 East Bella Vista Dr Scottsdale, AZ 85259	480-707-2611
	Josh Tuckettaub		480-707-2611
		11642 - East Bella Vista Scottsdale, AZ 85259	

**Zoning Petition Form**

June 2020

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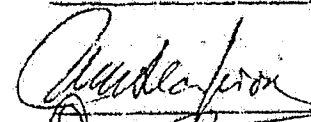
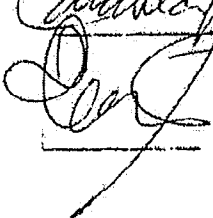
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Signature	Printed Name	Address	Email/Phone
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	CRISTINA SCAGLIONI	9414 N. 114 <sup>th</sup> WAY	MCSCARD@ME.CO
	HERNAN SCAGLIONI	Same	Same

**Zoning Petition Form**

**June 2020**

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

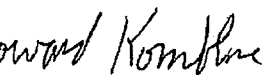
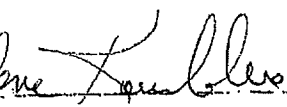
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Signature	Printed Name	Address	Email/Phone
	HOWARD KORNBLUM	11243 E. Palomino Rd Scottsdale AZ 85259	HKornblum@yahoo.com 480-314-9929
	Ilene Kornblum	11243 E. Palomino Rd Scottsdale AZ 85259	Blondladi@gmail.com 480-314-9929

**Zoning Petition Form**

**June 2020**

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

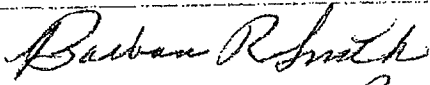
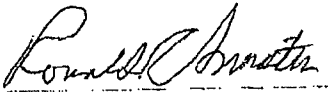
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Signature	Printed Name	Address	Email/Phone
	BARBARA R SMITH	11947 E TERRA DR	B.SMITH6512@AOL.COM
	RONALD C SMITH	11947 E TERRA DR	

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*Aleese Murik* Aleese 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 480-480-7248

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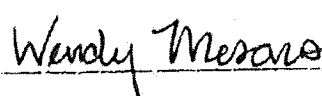
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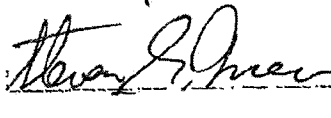
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	Wendy Mesaros	11721 E Terra Dr Scottsdale AZ 85259	swmesaros@aol.com
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	Steven G. Mesaros	11721 E Terra Dr Scottsdale AZ 85259	SGMesaros@gmail.com
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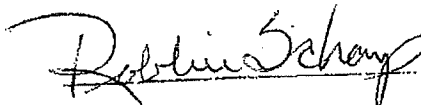
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	ROBBIE SCHAMP	12137 E. SAN VICTOR	602.677.6816
			6269SCHAMP@GMAIL.COM

Zoning Petition Form

June 2020

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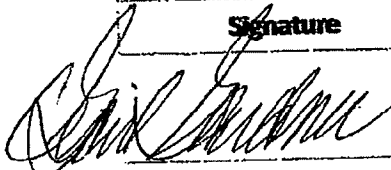
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Signature	Printed Name	Address	Email/Phone
	CGAIL GARDNER	9588 N 116 <sup>TH</sup> ST Scottsdale	CGAILGARDNER@gmail.com

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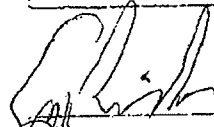
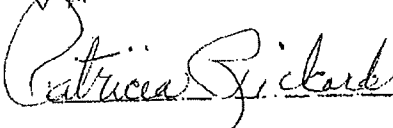
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	Carroll M. Rickard	11624 E. Arabian Park Drive	CMRICK@COT.USF
	PATRICIA RICKARD	11624 E Arabian Park Drive	480-657-3943

Zoning Petition Form

June 2020

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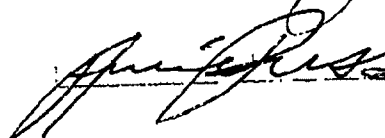
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Signature	Printed Name	Address	Email/Phone
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	LENA NORBERG	9712 N 116th ST.	847.912.8642
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	ARNIE PRESS	9712 N 116th ST.	847.912.4194
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Signature	Printed Name	Address	Email/Phone
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<i>Debby Winemiller</i>	Debby Winemiller	11762 E. Sorrel Lane Scottsdale, AZ	85259 <del>85267</del>
			debbiewin000@yahoo.com 503-358-5837

<i>Bert Winemiller</i>	Bert Winemiller	11762 E. Sorrel Lane Scottsdale AZ	85259
			debbiewin000@gmail.com

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

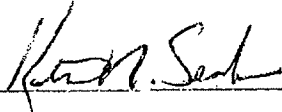
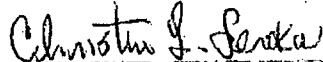
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Signature	Printed Name	Address	Email/Phone
	KENNETH R. SEROKA	9354 N 118TH SCOTTSDALE, AZ. TAMARACK	KSEROKA@VICTORENVELOPE.COM 630-886-7561
	CHRISTINE L. SEROKA	SAME	630-886-7561

**Zoning Petition Form**

**June 2020**

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

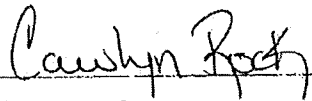
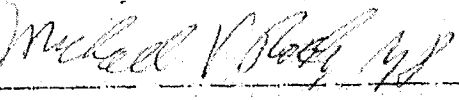
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Signature	Printed Name	Address	Email/Phone
	Carolyn Rock	11712 E. Turquoise Scottsdale, AZ	rockcarolyn@gmail.com 85259
	Michael V. Rock	11712 E. Turquoise Ave, Scottsdale, AZ	85259

Zoning Petition Form

June 2020

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Mark A. Osadchuk      MARK A. Osadchuk

11609 E. BELLA 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.

Zoning Petition Form

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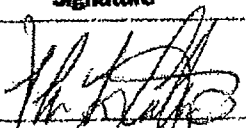

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Signature	Printed Name	Address	Email/Phone
	THOMAS COSTANZO	11431 E TERRADA SCOTTSDALE AZ 85259	COSTANZO480@ GMAIL.COM PHONE 4806619483
	Jill COSTANZO	SAME	SAME

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
<i>Elaine C. Castile</i>	ELAINE C. CASTILE	9756 N. 115th Pl Scottsdale, AZ 85254	<i>elaine.castile@cox.net</i>

Zoning Petition Form

June 2020

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Signature	Printed Name	Address	Email/Phone
<i>Cynthia P. Marcus</i>	CYNTHIA MARCUS	11672 E-Bella Vista Dr Scottsdale, Az. 85259	480-451-4727 (Heritage Court)
			NAANNYCYN12@ICLOUD.COM

Zoning Petition Form

June 2020

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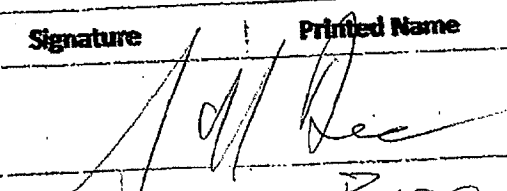
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Signature	Printed Name	Address	Email/Phone
	SIDNEY N BASS	9767 N 117 ST	SKYMERAZ@YAHOO.COM

Zoning Petition Form

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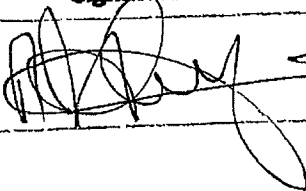
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Signature	Printed Name	Address	Email/Phone
	ROBERT SCHAEFER	11734 ESTERRA	T. T. Schaefer @ Sun.com

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**June 2020**

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Signature	Printed Name	Address	Email/Phone
	Susan Schneider	11674 E Del Ambre Dr.	sschneider21@cd.net

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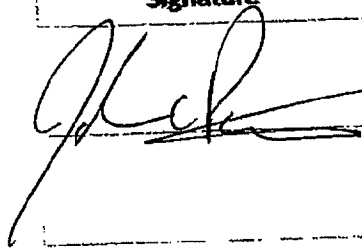
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JOHN C. PATTERSON

11629 E. DELTIDA RD, SCOTTSDALE, AZ 85259  
JPATTERSON@CEP-AZ.COM  
602-319-5674

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<i>Mimi Weinstein</i>	MIMI WEINSTEIN	9173 N 117 Way Scottsdale AZ 85259	MTWEINSTEIN@ADL.COM
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<i>Michael Weinstein</i>	MICHAEL WEINSTEIN	9173 N 117 Way Scottsdale AZ 85259	MTWeinstein@ADL.COM
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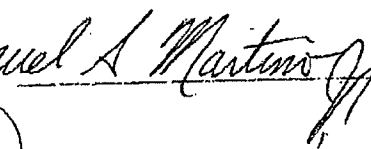
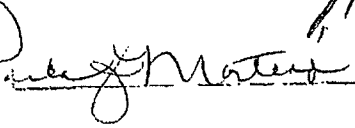
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	Samuel S. Martino Jr	11914 E Del Timbre	buffabman32@yahoo.com
	Pamela J. Martino	11914 E. Del Timbre Dr. Scottsdale, Az. 85259	pmartino32@gmail.com

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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

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Signature	Printed Name	Address	Email/Phone
Dale + Carolee Peterson	DALE + CAROLEE PETERSON	9336 N. 114th St. Scottsdale, Belcourt	N/A (Chals own retirement home)

*we live now in California State of Pres + Homeless with tanks*

*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. Move them north 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 Dr (Regent)

*Richard Altieri* Richard Altieri 11439 E. Bella Vista Dr

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June 2020

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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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11849 E Pinedale Ave  
Scottsdale AZ 85259

Rebecca Randle

Kirks Randle  
Rebecca Randle

[Handwritten signature]

beckyrandle@icloud.com 801 827 5434

**Zoning Petition Form**

**June 2020**

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*[Handwritten Signature]*

GERALD  
BROWN

11299 E APPALOOSA P  
SCOTTSDALE AZ

JERRABEE@GMAIL.COM

*[Handwritten Signature]*

JILL  
BROWN

JILL  
BROWN@GMAIL.COM

480 368 4633

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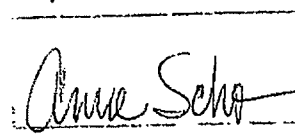
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	JOHN SCHARNWEBER	12113 E. MISSION LN SCOTTSDALE AZ 85259	701-226-4515
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	Anne Scharnweber	12113 E. MISSION Lane Scottsdale, AZ, 85259	
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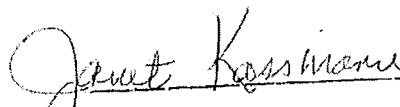
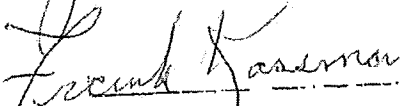
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	Janet KASSMANN	11619 E. APPALOOSA PL.	J.Kassmann@COX.NET 602-390-9768
	FRANK KASSMANN	11619 E. APPALOOSA PL.	KASSMANN@COX.NET 602-390-5064

Zoning Petition Form

June 2020

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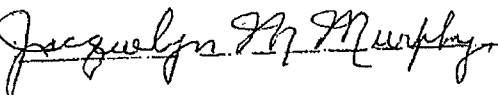
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Signature	Printed Name	Address	Email/Phone
	DANIEL MURPHY	9372 N. 114th ST	480-391 3344
	JACQUELYN M MURPHY	9372 N, 114th ST	480 391 3344

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

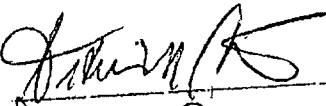
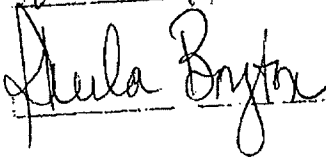
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Signature	Printed Name	Address	Email/Phone
	ARTHUR M. BRYTON	11981 E. MISSION LN. SCOTTSDALE AZ. 85259	ARTHURBRYTON@COK.NET
	Sheila Bryton	11981 E. MISSION LN. SCOTTSDALE, AZ 85259	Sheilabryton@Cok.net

Zoning Petition Form

June 2020

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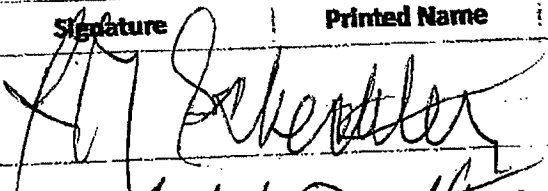
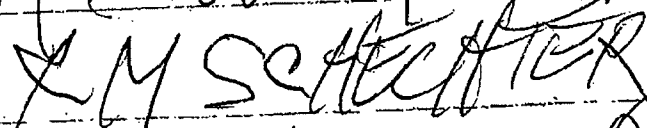
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Signature	Printed Name	Address	Email/Phone
		11677 E. Bella Vista Dr	
			
			justomay@aol.com

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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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<i>Bonnie Buchbinder</i>	Bonnie Buchbinder	9459 N 113 Way	<i>BBuch41@aol.com</i>

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**June 2020**

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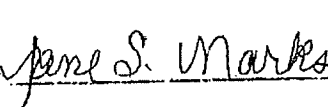
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Signature	Printed Name	Address	Email/Phone
	Jane S. Marks	9481 N. 114 <sup>th</sup> Way Scottsdale AZ 85259	jsmarks@cox.net (480) 597-3564

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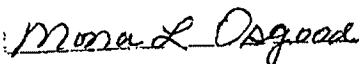
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	John C. Osgood	11777 E Bella Vista SCOTTSDALE, AZ	480 361 4237
	MONA L. OSGOOD	11777 E Bella Vista DR SCOTTSDALE, AZ	480-361-4237 MS-MONA@ATT.NET

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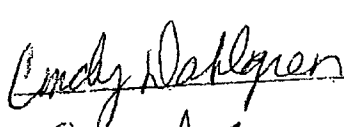
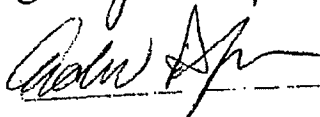
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	Cindy Dahlgren	12209 E. Mission Ln Scottsdale 85259	dahmr@hotmail.com
	ANDREW DAHLGREN	12209 E MISSION LN SCOTTSDALE, AZ 85259	dahmr@hotmail.com

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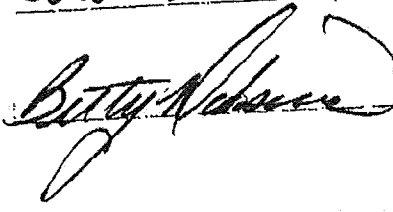
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	Mike Maksudian	12148 E. SAN SIMON DR	maksudian@cox.net 480-529-9621
	Betty Maksudian	" "	" bettymak2@cox.net 480-529-9626

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	DIANE L. STANKE	11644 E. SORREL LN. SCOTTSDALE, AZ 85259	stanko030@aol.com (TRADEWINDS)

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<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.katry@gmail.com

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June 2020

Conditional Use Permit: 4-UP-2020

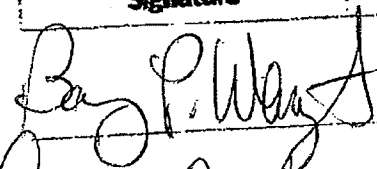
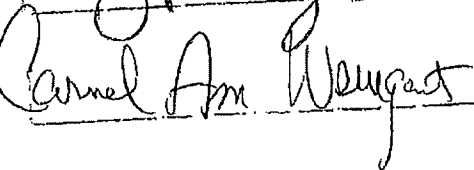
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  - g. Security/Safety (exposure to many vendors, workmen, etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Barry P. Weingast	9066 W. 115 <sup>th</sup> Pl	barryweingast@gmail.com
	Carmel Ann Weingast	"	"

**Zoning Petition Form**

**June 2020**

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

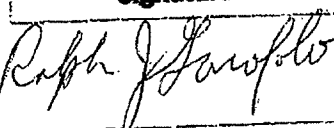
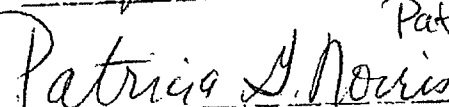
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Signature	Printed Name	Address	Email/Phone
	RALPH GAROFOLO	11283 E CAROL AVE SCOTTSDALE 85259	480-252-3200
	Patricia Norris	11283 E Carol Ave Scottsdale AZ 85259	480-227-8832

Zoning Petition Form

June 2020

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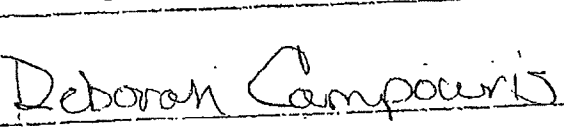

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Signature	Printed Name	Address	Email/Phone
	Deborah Campouris		
		11903 East Del Timbre Drive	Scottsdale
			dcampouris@aol.com
			(480) 993-9789

**Zoning Petition Form**

**June 2020**

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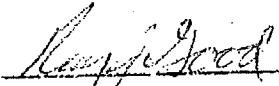
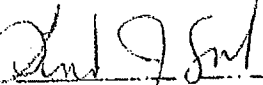
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Signature	Printed Name	Address	Email/Phone
	RAY Good	11430 E. PALOMINO Rd Scottsdale	RAYGOOD@SBCGLOBAL .NET
	Linda Good	11430 E. PALOMINO Rd SCOTTSDALE,	LGGOODR@SBCGLOBAL, NET

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
	Marietta Gordon	11403 E. Caron St	85259

NA / 480-314-1929

**Zoning Petition Form**

**June 2020**

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Signature	Printed Name	Address	Email/Phone
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*Mary Goldberg*

MARY GOLDBERG

9185N. 116<sup>th</sup> Way  
Tumacacori

Zoning Petition Form

June 2020

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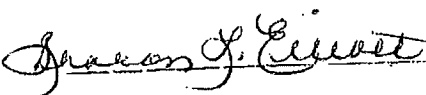
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Signature	Printed Name	Address	Email/Phone
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	SHARON L. ELLIOTT	11704 E. ARABIAN PARK DR. SCOTTSDALE, AZ 85259	ELLIOTTSB74@GMAIL.COM 630-885-8819
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**Zoning Petition Form**

**June 2020**

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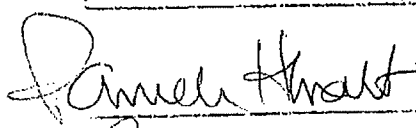
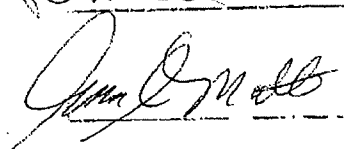
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Signature	Printed Name	Address	Email/Phone
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	Pamela Matt	11448 East Mission Lane	480 220 6968
	JOSEPH MATT	11448 E. Mission Ln.	480-220-6968

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Signature	Printed Name	Address	Email/Phone
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*Sandra Goldstein* Sandra Goldstein

*Sandra Goldstein* Sandra Goldstein

9464 North [REDACTED] 118<sup>th</sup> St ggolden@cox.net

480-570-8127 cell

480-614-0961

**Zoning Petition Form**

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Signature	Printed Name	Address	Email/Phone
	Ronald Davis	11657 N. Terry	916-519-9517

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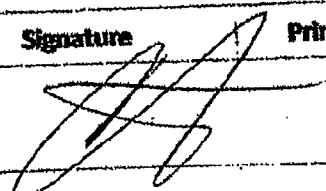
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Signature	Printed Name	Address	Email/Phone
			
	CHRIS SAVITTIERI		
		11846 E. SORRELL LN	
			C.SAVITTIERI@EMMAIL.COM

Zoning Petition Form

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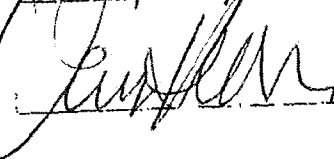
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Signature	Printed Name	Address	Email/Phone
	Derek Fromm	11614 E. Terra Blvd Scottsdale AZ 85259	480 330904
	Vanessa Hill Fromm	Address per above.	480 3320550

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**

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*Judith Bloom*

JUDITH BLOOM

11304 E APPALOOSA PI

j.bloom@scottgrp.com

**Zoning Petition Form**

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Signature	Printed Name	Address	Email/Phone
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*Ralina English*

RALNA English

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

eue@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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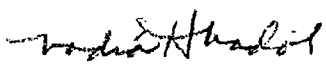
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Signature	Printed Name	Address	Email/Phone
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	NADIA H. NADOL	11659 E Bella Vista Dr Scottsdale, AZ 85259	nadol@cox.net
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**Zoning Petition Form**

**June 2020**

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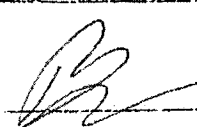
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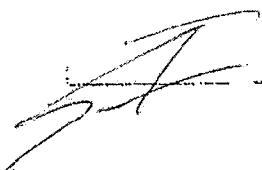
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Signature	Printed Name	Address	Email/Phone
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	Sarah Rougher	1122 E. Appaloosa Place	310.413.9097
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	Shalyar Rougher		480.510.2898
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We are against this licensing & zoning commercial zone into the area

**Zoning Petition Form**

**June 2020**

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*Edward Solanik* EDWARD SOLANIK 11803 E TERRA DR SCOTTSDALE AZ 85259

*Janet Solanik* 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

gbrommers@yahoo.com 480-767-3366

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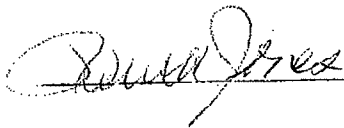
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 PAULA JONES 12035 E. BULLA VISTA DR Paula@Corporate-Packaging.com

216/469-7605

Zoning Petition Form

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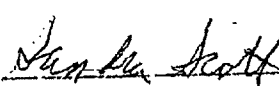
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Signature	Printed Name	Address	Email/Phone
	SANDRA SCOTT	11854 E. CAROL AVE	MISAKI@cox.net

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<i>Jolenn Medigovich Heinal</i>	JOANNE MEDIGOVICH HEINISH	11688 E. CAROL ST SCOTTSDALE	480-314-1145

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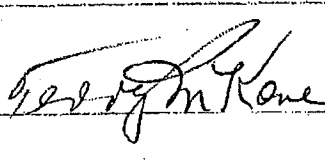
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	TERRY M KANE	11736 E. ARABIAN PARK Dr. Scottsdale, AZ 85259	terrykane@earthlink.net
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	BARBARA Robbins	11637 E Del Timbre	480-451-1551

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**June 2020**

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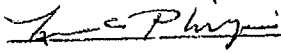
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	LYNN C. Phillips	9588 N 115th St	767-3803

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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

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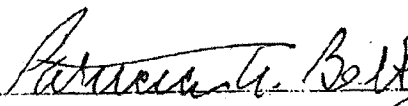
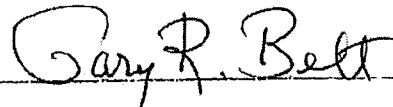
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Signature	Printed Name	Address	Email/Phone
	PATRICIA A. BELT (HERITAGE COURT)	9140 N. 115 PLACE, SCOTTSDALE AZ 85259	480 661-3950
	GARY R. BELT	9140 N. 115TH PLACE, SCOTTSDALE AZ 85259	480 661-3950

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<i>Joanne Gates</i>	JOANNE GATES	9298 N. 119th ST	JGATES3338@Hol.com
<i>John A. Gates</i>	JOHN A. GATES	''	''

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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

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Jack & NORA PERRY

11651 E. APPALCOSA PL.

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

Now Perry  
Jack Perry

Zoning Petition Form

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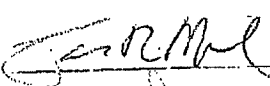
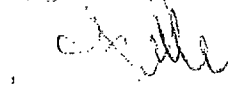
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	James Manuel	11662 E Appaloosa Pl	Jamesmanuel68@gmail.com
	TARA MANUEL	11662 E Appaloosa	tara.manuel@gmail.com

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

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

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
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*Laura White* LAURA WHITE 12119 E. Bella Vista Dr.  
*lgoneswhite@cox.net*

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

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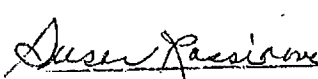
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Signature	Printed Name	Address	Email/Phone
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	Susan Rossinore	9388 N 118 <sup>th</sup> R Scottsdale AZ 85259	480-329-5788
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Roberto Rossinore	9388 N 118 <sup>th</sup> R Scottsdale AZ 85259
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Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

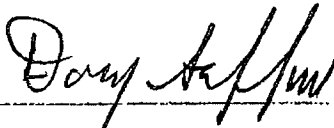

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Signature	Printed Name	Address	Email/Phone
	Doug Safford	11215 East Appaloosa Place	dsaff4@cox.net
	Alice Safford	↓	Assa Asaff4@cox.net

**Zoning Petition Form**

**June 2020**

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

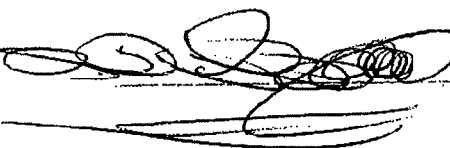
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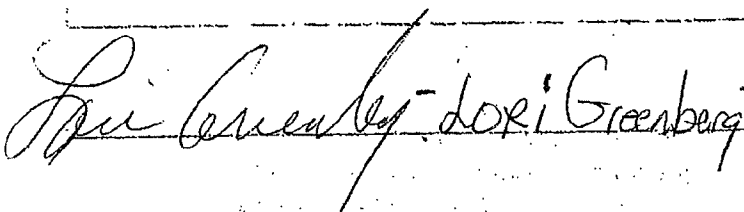
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	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	l9d9711@gmail.com 847-269-1159
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**Zoning Petition Form**

**June 2020**

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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>vjmorache@gmail</i>
<i>MICHAEL A. MORACHE</i>	<i>Michael A. Morache</i>	<i>11257 E. DEL TIMBRE DR</i>	<i>mmorachel@gmail</i>

Zoning Petition Form

June 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
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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

Zoning Petition Form

June 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
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*Cecelia Greenberg* CECELIA GREENBERG 11225 E Sorell Ln. 480 767-3478

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

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

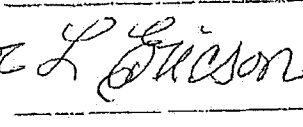

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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

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

**Zoning Petition Form**

June 2020

Conditional Use Permit: # CUP-2020


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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, workers, etc.)
3. Influence/Prohibit future zoning changes that would allow Fynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Stephen Phillips	11426 E Mission Ln 85259	sphilips24@cox.net 480-269-9700

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020


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  - f. Privacy (affecting residents in Tempe and Scottsdale)
  - g. Security/Safety (exposure to rainy weather, 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
	Steve Scott	11304 E Appaloosa Pl	
	Scottsdale, 85259		sscott@scottgrp.com

**Zoning Petition Form**

**June 2020**

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



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

**Zoning Petition Form**

June 2020

Conditional Use Permit: 4-UP-2020

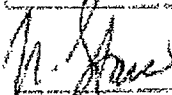
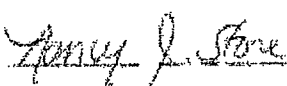
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Signature	Printed Name	Address	Email/Phone
	Michael Stone	9099 N. 114th Ave Scottsdale, AZ 85259	mstoneandvanline.net
	Nancy J. Stone	9099 N. 114th Ave Scottsdale, AZ 85259	mstoneandvanline.net

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
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*Jill Zabel*

JILL ZABEL

11692E ARABIAN PARK DR. Scottsdale  
85259

Zoning Petition Form

June 2020

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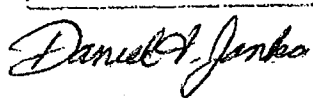
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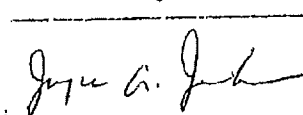
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Signature	Printed Name	Address	Email/Phone
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	DANIEL F. JANKA	11864 E TERRA DR SCOTTSDALE, AZ 85259	480 661-9912 7/27/2020
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	JOYCE A. JANKA	11864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

**June 2020**

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480-3917813

*Sandra Lordigyan* SANDRA LORDIGYAN 11883 E. Sorrel Ln

**Zoning Petition Form**

**June 2020**

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

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Signature	Printed Name	Address	Email/Phone
<i>K. Kelemen</i>	Katalin Kelemen	11398 E. Sorrel LN. Scottsdale AZ	kati.kelemen99@yahoo.com 480-438-1023

Zoning Petition Form

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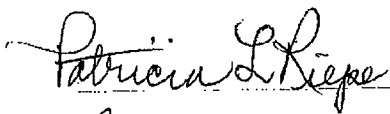
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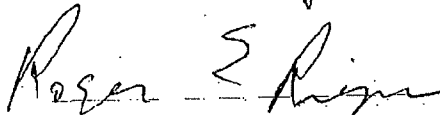
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	Patricia L Riepe	11601 E Terra Dr	patr9531@gmail.com
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	Roger Riepe	11601 E. TERRA DR	riepe527@gmail.com
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**Zoning Petition Form**

**June 2020**

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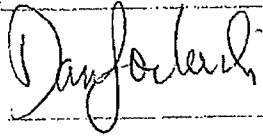
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	DAN LOMBARDI	9394 N. 117th PL Scottsdale, AZ 85259	wickaba@yahoo.com

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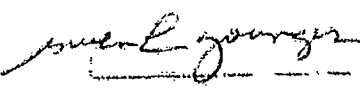
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	Philip Younger	116576 Bellavista Dr	phil@falonslodge.com
	Gwen Younger	116576 Bellavista Dr Scottsdale 85259	gyounger@falonslodge.com

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*Mr Gelfand*

Mark Gelfand

11818 E Del Timbro Dr.

markgelfand@yaho.com

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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	dmarcotte@cox.net

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*Elinor Rames*

Elinor Rames

8230 N. MacBride Blvd

Paradise Valley 85253

grames@cox.net

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*Sylvia Draitle*      SYLVIA DRAITLE      9266 N. 115th St  
Scottsdale AZ 85259      sdrat1@hotmail.com

**Zoning Petition Form**

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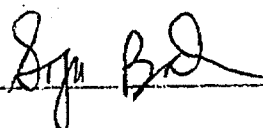
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	SOJA BALDUCCI	9209 N 117th Way Scottsdale AZ 85259	347-204-0777

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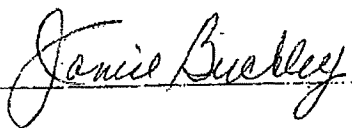
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Signature	Printed Name	Address	Email/Phone
	Janice Buckley	9400 N. 114 <sup>th</sup> Way Scottsdale Az. 85259	
			HalandJanB@msn.com

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<i>Shelagh A. Winter</i>	SHELABH A. WINTER	9177 N. 119 ST. Scottsdale, AZ 85259	<i>shelawinter@gmail.com</i> 7042937798
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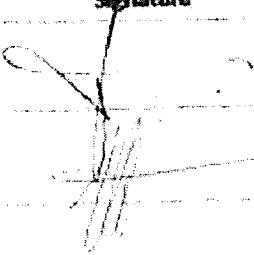

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<i>Valerie Hislop</i>	Valerie Hislop	11402 E. Caron St. Scottsdale, AZ 85259	<i>valerie@ournetspot.com</i>
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	P. Tetsseyre	Stonegate WINDENIERE	pst.sgp@gmail.com
	J. Tetsseyre	Stonegate WINDENIERE	pst.sgp@gmail.com

pg. 1

PATRICIA TETSSEYRE - WINDENIERE  
 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, saralya@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

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

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Signature	Printed Name	Address	Email/Phone
	SAMUEL WOODFORK	11286 E Sorrel Lane	dsphrdo@yahoo.com
	Peggy Gilbert	11286 E Sorrel	bikergrl1@comcast.net

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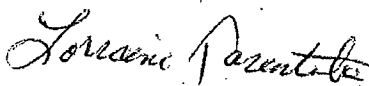
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	ALBERTO TARANTOLA	11827 E. Terra Drive Scottsdale AZ 85259	attarantola@gmail.com (322) 256-9296 cell (317) 694-0042
	LORRAINE TARANTOLA	11827 E. Terra Drive Scottsdale AZ 85259	

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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
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*John Cannon* JOHN CANNON 11425 E TERRA DR

*Janice Anderson* JANICE ANDERSON 11425 E TERRA DR  
858-699-1414

*ZwerJaniceK* @GMAIL.COM

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

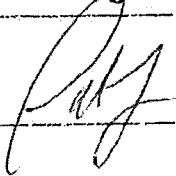
We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

9588 N. 120th Street Scottsdale, Arizona 85259

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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
	PAT FRAZIE	112140 E APALCOOSA SCOTTSDALE AZ 85259	PFRAZIE@ARIZONACONTROLS.COM

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020


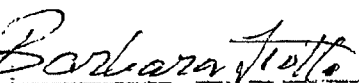
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	LEONARD V. TROTTO	11304 E. APPALOOSA PL.	248-705-548 LVT@SRCSBC.GLOBE.NET
	BARBARA TROTTO	11304 E. APPALOOSA PL.	248-646-6599

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, 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
	Julie Landau	11989 E Bella Vista Dr Scottsdale 85259	602-717-5617 juliee julieelandau. com

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

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9588 N. 120th Street Scottsdale, Arizona 85259

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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
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Isabel Duncan	ISABEL DUNCAN	9576 N. 119 <sup>TH</sup> ST	122YDUNCAN@HOTMAIL.COM
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Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

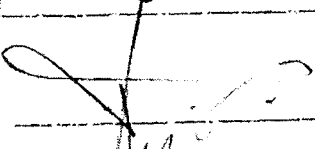
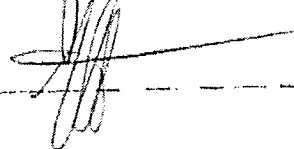
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9588 N. 120th Street Scottsdale, Arizona 85259

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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
	P. Texseyre	Stonegate WINDENIERE	pst.sgp@gmail.com
	J. TEXSEYRE	STONEGATE WINDENIERE	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**

**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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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
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*Edwina A Walker*    *Edwina A Walker*    *9369 N. 115<sup>th</sup> St*    *480-687-1972*  
*Scottsdale, AZ*  
*85259*

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

**Public Hearing Form**

June 2019  
 Conditional Use Permit: 4-07-2019

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

**5581 N. 120th Street Saragosa, Alaska 99581**

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 protect negative impacts of the Farm Conditional Use Permit (CUP) on the residents of Saragosa such as, health, environmental risks, and value of property.

1. Current Saragosa property value to the east and north will be diminished and/or Market due to proliferation of 6' perimeter around block wall, large fence, walls and competing ranch structures.
2. Health and Environmental impacts including:
  - a. Noise (from horses, trucks, trailers, human-related voices for training purposes, etc.)
  - b. Pests (flies, rodents, etc.)
  - c. Odors (from horses and manure)
  - d. Dust (from training areas, vehicle exhaust on property, animal manure)
  - e. Lights (all over property, horse, stable, manure, including night viewing of stars)
  - f. Privacy (affecting residents in Saragosa and Inhaleak)
  - g. Security/Safety (impacts to many vehicles, workers, etc.)
3. Influence/Prohibit future zoning changes that would allow Farm family to develop adjacent property that would create demand across for additional commercial activity.

Signature	Printed Name	Address	Contact/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 Building Form**

**June 2009**

**Conditional Use Permit: C-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 (R1-45) zoning located at:

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

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 Farm Conditional Use Permit (CUP) on the residents of Stonegate such as, health, environmental risks, and value of property.

1. Current Stonegate property slopes to the east and north will be diminished and/or blocked due to orientation of 6' perforator concrete block wall, large barns, stalls and composting manure structure.
2. Health and Environmental Impacts including:
  - a. Noise (from horses, trucks, trailers, horses raised voices for training purposes, etc.)
  - b. Pests (flies, ticks, etc.)
  - c. Odors (from horses and manure)
  - d. Dust (from kicking manure, which falls on property adjacent roadway)
  - e. Light and noise generated from stalls, manure collection and stacking of manure
  - f. Privacy (affecting residents in Rosemont and Oakleaf)
  - g. Security/Safety (access to many vehicles, workmen, etc.)
3. Influence/Prohibit future zoning changes that would allow Farm family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Diane 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**

**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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  - 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
<i>D. Johnson</i>	Danielle Johnson	920717 19 <sup>th</sup> Way Scotts, AZ 85259	daniellemjohn @mac.a

**Zoning Petition Form**

**June 2020**

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

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  - 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 Bismarck and Saddleback)
  - g. Security/Safety (exposure to many vendors, workers, etc.)

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

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 2009**

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

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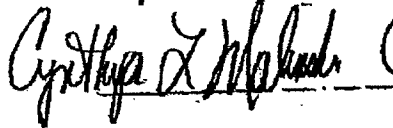
9588 N. 120th Street Scottsdale, Arizona 85259

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.

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

Signature	Printed Name	Address	Email/Phone
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	DANIEL R. MALINSKI	11646 E. CAROL AVE., 85259	danmalinski@cox.net
	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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9588 N. 120th Street Scottsdale, Arizona 85259

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  - e. Lights (all over property, barns, stalls, areas, affecting night viewing of stars)
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  - 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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*Vicky Faulkner*

Vicky Faulkner

11857 E Purdue Ave Scottsdale AZ 85259

480 451-0892

**Zoning Petition Form**

**June 2009**

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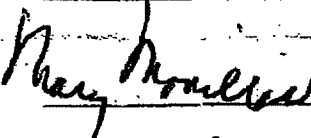

9588 N. 120th Street Scottsdale, Arizona 85259

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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 fall over property, barns, stalls, arena, affecting night viewing of stars)
  - f. Privacy (affecting residents in Tamarack and Saddleback)
  - g. Security/Safety (exposure to many visitors, 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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	MARY MONILLAS	9242 N. 117 <sup>TH</sup> ST.	MONILLAS@COMCAST.NET
	ALBERT MONILLAS	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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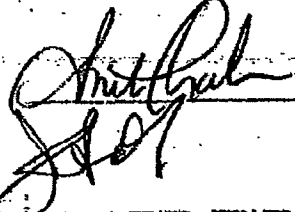
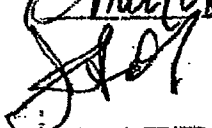
**9588 N. 120th Street Scottsdale, Arizona 85252**

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.

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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 (illumination property, home, stalls, arena, affecting night viewing of stars)
  - f. Privacy (affecting residents in Bismarck 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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	Anita Shah	11248 E Sorel Lane	anita.jshah@gmail.com
	Jagat Shah	11248 E Sorel Ln	jshah007@yahoo.com

**Zoning Petition Form**

**June 2020**

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

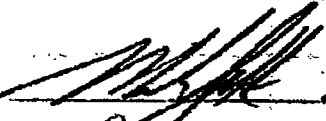
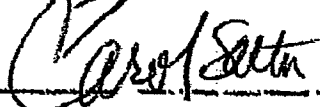
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**9588 N. 120th Street Scottsdale, Arizona 85258**

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  - b. Pests (flies, rodents, etc.)
  - c. Odors (from horses and manure)
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  - e. Lights (all over property, barns, stalls, arena, affecting night viewing of stars)
  - f. Privacy (affecting residents in Tempe and Sahlebeck)
  - g. Security/Safety (exposure to manure, 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
	Michael Sutter	11827 E. Mission Ln Scottsdale, AZ 85259	480-399-7611 sutter.michael@gmail.com
	Carol Sutter	"	480-399-7612



**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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  - g. Security/Safety (exposure to noisy vehicles, workmen, etc.)
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Signature	Printed Name	Address	Email/Phone
	Danielle Johnson	9207 N. 19th Way Scotts, AZ 85259	doniellemjohnson @attac.com

**Zoning Position Form**

**June 2020**

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

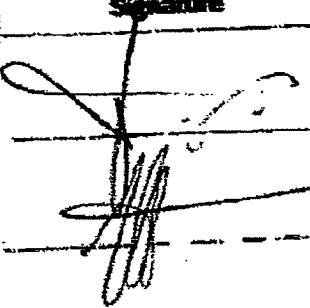
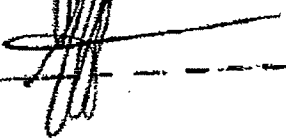
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  - g. Security/Safety (exposure to many vendors, workmen, etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	P. Tysieyre	Stonegate WINDENRE	pst.sgp@gmail.com
	J. TEXEYRE	STONEGATE WINDENRE	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, saralyana@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 17 197 <sup>th</sup> Ave Scotts, AZ 85259	daniellemjohnson@me.com

**Zoning Petition Form**

**June 2020**

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

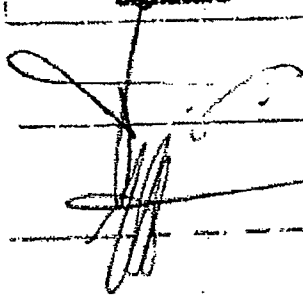
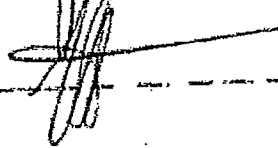
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Signature	Printed Name	Address	Email/Phone
	P. Teysyre	Stonegate WINDENERE	prt.sg@gmail.com
	J. TEYSYRE	STONEGATE WINDENERE	prt.sg@gmail.com

[Illegible text]

Office of the Director of the  
Department of the Interior  
Washington, D.C. 20240  
Contacted @ 101-200  
400-329-3260

**Zoning Ordinance Form**

**June 2020**

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

**Zoning Petition Form**

**June 2020**

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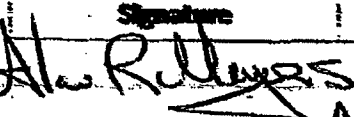
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Signature	Printed Name	Address	Email/Phone
	ALAN MYERS	11650 E BILVA VISTA DR	th100208@gmail.com 403-651-4281

Please protect my property values.

**Zoning Petition Form**

**June 2020**

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

**Zoning Petition Form**

**June 2020**

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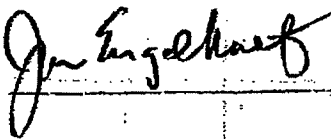
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  - g. ~~Safety (response to many vendors, workmen, etc.)~~
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Signature	Printed Name	Address	Email/Phone
	JAMES ENGELHART	11675 E. TCCOLA DRIVE	FITZP1280@SMALL.COM

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

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