

**WESTERN HERITAGE CONSULTING & ENGINEERING**

1551 Three Crowns Dr. Suite 104 Casper, WY 82604  
Wyoming: 307-215-7430 | Colorado: 970-245-4133  
info@westernhce.com



August 28, 2023

RE: Vargo Quarter Horses LLC  
29607 N. Hayden Rd.  
Scottsdale, AZ 85266  
APN: 216-70-005L  
Pre-application No. 53-PA-2023

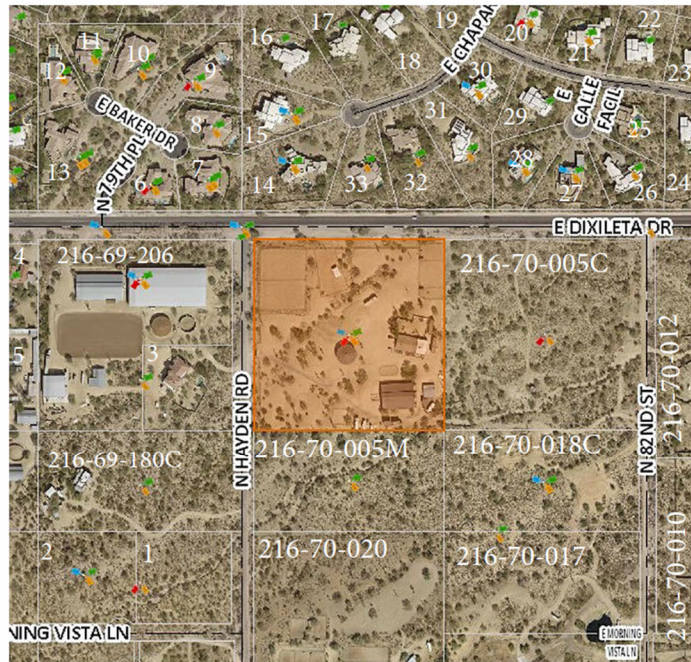
This letter describes the project notification completed for the above application.

A project narrative with a conceptual site plan and building elevations was mailed per the "Complete Neighborhood Notification Outreach" section of the Public Participation document per the Development Application Checklist. The mailings were sent via USPS on Wednesday, August 16, 2023.

The following is a map of notified neighbors.

- 1. 216-69-179A
- 2. 216-69-179D
- 3. 216-69-207
- 4. 216-69-185H
- 5. 216-69-184B
- 6. 216-66-804
- 7. 216-66-803
- 8. 216-66-802
- 9. 216-66-801
- 10. 216-66-800
- 11. 216-66-799
- 12. 216-66-798
- 13. 216-66-797
- 14. 216-65-312
- 15. 216-65-311
- 16. 216-65-310
- 17. 216-65-309
- 18. 216-65-308
- 19. 216-65-307
- 20. 216-65-335
- 21. 216-65-334
- 22. 216-65-333
- 23. 216-65-332
- 24. 216-65-322
- 25. 216-65-321
- 26. 216-65-320
- 27. 216-65-319
- 28. 216-65-318

- 29. 216-65-317
- 30. 216-65-316
- 31. 216-65-315
- 32. 216-65-314
- 33. 216-65-313



Public Participation Map & Associated APN's

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The following is a list of the notified neighbors.

**Landowners:**

**Sundance LLC**

APN: 216-70-005C  
Address: 8151 E Dixileta Dr.

**DDI on Dixileta LLC**

APN: 216-70-012  
Address: 8223 E Dixileta Dr.

**DDI on Dixileta LLC**

APN: 216-70-010  
Address: 8291 E Dixileta Dr.

**Idaho Creek LLC**

APN: 216-70-018C  
Address: 29516 N 82<sup>nd</sup> St.

**EIH I LLC**

APN: 216-70-017  
Address: 8118 E Morning Vista Rd.

**Hayden Ranch LLC**

APN: 216-70-005M  
Address: 29447 N Hayden Rd.

**Skyekingz LLC**

APN: 216-70-020  
Address: 29251 N Hayden Rd.

**Gaskill, Gregory/Julia**

APN: 216-69-179A  
Address: 29404 N Hayden Rd.

**AJF Custom Homes LLC**

APN: 216-69-179D  
Address: 7926 E Morning Vista Ln.

**Miller, Michael L.**

APN: 216-69-180C  
Address: 299448 N Hayden Rd.

**Vargo Quarter Horses LLC**

APN: 216-69-207  
Address: 29678 N Hayden Rd.

**Vargo Quarter Horses LLC**

APN: 216-69-206  
Address: 7981 E Dixileta Dr.

**Weir, Megan/ Cross, Kevin**

APN: 216-69-185H  
Address: 7893 E Dixileta Dr.

**Hansen Ranches LLC**

APN: 216-69-184B  
Address: 29611 N 78<sup>th</sup> St.

**Huff, William David/Dawn Marie Tr.**

APN: 216-66-804  
Address: 7951 E Baker Dr.

**Steven D. Smith Living Trust**

APN: 216-66-803  
Address: 7969 E Baker Dr.

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### **Coleman, Sonia L./Lay Karl I**

APN: 216-66-802  
Address: 7968 E Baker Dr.

### **Prolix Trust**

APN: 216-66-801  
Address: 7950 E Baker Dr.

### **Timms, Mark D./Patricia R.**

APN: 216-66-800  
Address: 7932 E Baker Dr.

### **Kunz Family Trust**

APN: 216-66-799  
Address: 7914 E Baker Dr.

### **Nirmal C Sekhri Declaration of Trust**

APN: 216-66-798  
Address: 7915 E Baker Dr.

### **Arkenberg Buccola Trust**

APN: 216-66-797  
Address: 7933 E Baker Dr.

### **Silver YJ LLC**

216-65-312  
8300 E Dixileta Dr. Lot 280

### **Child Family Trust**

216-65-311  
8300 E Dixileta Dr. Lot 279

### **Gonzalez, Luis L. Jr./Ann Cornet Tr.**

216-65-310  
8300 E Dixileta Dr. Lot 278

### **Fred Arnold Trust**

216-65-309  
8300 E Dixileta Dr. Lot 277

### **Minor, Richard E./Kerr-Minor, Deborah J. Tr.**

216-65-308  
8300 E Dixileta Dr. Lot 276

### **Sierpina Family Revocable Trust**

216-65-307  
8300 E Dixileta Dr. Lot 275

### **Nelms Living Trust**

216-65-335  
8300 E Dixileta Dr. Lot 303

### **Papadopoulos, Magdalene**

216-65-334  
8300 E Dixileta Dr. Lot 302

### **Patton Family Living Trust**

216-65-333  
8300 E Dixileta Dr. Lot 301

### **Fruhling Julian L./ Tamara B.**

216-65-332  
8300 E Dixileta Dr. Lot 300

### **Herrle Gregory N./Jeanne C. Tr.**

216-65-322  
8300 E Dixileta Dr. Lot 290

### **Crowley, Stephen T. III/Donna M.**

216-65-321  
8300 E Dixileta Dr. Lot 289

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**Stevens Family Trust**

216-65-320  
8300 E Dixileta Dr. Lot 288

**Booth, Leonard V./Rebekah J.**

216-65-319  
8300 E Dixileta Dr. Lot 287

**Carolyn S. Eynon Revocable Trust  
Agreement**

216-65-318  
8300 E Dixileta Dr. Lot 286

**Little, Brian J./Neddermeyer, Sandra J.**

216-65-317  
8300 E Dixileta Dr. Lot 285

**Hartman, Michael/Debra Tr.**

216-65-316  
8300 E Dixileta Dr. Lot 284

**Hopkins Robert D. Jr./OU Charlotte Qing**

216-65-315  
8300 E Dixileta Dr. Lot 283

**Hunt, William D./Susan E.**

216-65-314  
8300 E Dixileta Dr. Lot 282

**Greene, Dan J./Lisa T.**

216-65-313  
8300 E Dixileta Dr. Lot 281

**Homeowners Associations:**

**Sincuidados Homeowners Association**

4645 E Cotton Gin Loop  
Phoenix AX 85040

**Lone Mountain Estates Community Association**

Attn: Firstservice Residential Arizona, LLC  
9000 E Pima Center Pkwy Suite 300  
Scottsdale, AZ 85258

The following includes the documentation mailed to the contacted parties.

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### PUBLIC NOTICE-NEIGHBORHOOD SITE PLAN AMMENDMENT

August 16, 2023

RE: Vargo Quarter Horses LLC  
29607 N. Hayden Rd.  
Scottsdale, AZ 85266  
APN: 216-70-005L  
Pre-application No. 53-PA-2023

This request is for an amendment of the site plan approved in Case 21-DR-2002 (Apache Peak Equestrian Center). The following is a summary of the changes:

- Addition of a new 80'x100' shop with labor quarters located where the Phase II – New Arena was shown.
- Addition of a sunken concrete pad and masonry retaining wall for a manure storage dumpster/roll-off container.
- Addition of a 24' flagpole.
- Relocating entry gate further inside of property boundary.

The property is located at 29607 N. Hayden Rd Scottsdale, Arizona 85266 with APN 216-70-005L. The lot is 384,417 square feet (8.825 acres). The parcel is in the northwest quarter of the northwest quarter of Section 25, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. This parcel is bound by N Hayden Road to the east, East Dixileta Drive to the north, and vacant parcel to the south and east. The parcel is currently zoned as Single Family Residential (RI-190) ESL FO with a conditional use approval for a Ranch.

#### Existing Conditions

The existing development on the property appears to conform with the Phase 1 improvements as part of the Case 21-DR-2002. From our survey of the site, there are several structures currently located on site, including a house, barn, shed, covered pen, and multiple wall closures and shade structures. Driveway access to the parcel and the house, enters property from Hayden Road on the west end of the parcel. The existing barn is 8,899 square feet, the shed is 115 square feet, and the covered pen has an area of 3,386 square feet. There are currently seven (7) shade structures with a total area of 4,846 square feet, the wall enclosures cover an area of 8,066 square feet.

#### Proposed Conditions

Per the owner's request, a new 80' x 100' (8,000 square foot) shop has been designed for the site. The proposed shop is located approximately 167.5' south and 192.25' west of the north and east corners, respectively. Proposed conditions include the addition of a sunken concrete pad and masonry retaining

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wall for manure storage dumpster (located in northeast area of the property) and a 24-foot flagpole, and relocation of the entry gate to be further inside property boundaries.

### Design Guidelines

Improvements and new construction will be in conformance with the City of Scottsdale's Design Standards and Policies Manual as well as the Environmentally Sensitive Land (ESL) and Foothills Overlay (FO) ordinances.

The new development of the site will keep within the characteristics of the existing structures on the site as well as the community in large. All new construction will conform to the height limits, 24 feet, established in the Foothills Overlay District as well as the ESL design standards. No major vistas or natural features are impacted by the proposed improvements. Grading around the new structures will be limited and graded to create a natural appearance. Existing washes will not be disturbed as well as the areas devoted to NAOS will be kept intact and protected. A revegetation site plan was not included as native plants and vegetation will be preserved and there is no new vegetation anticipated to be required based on limited area of construction and existing site conditions.

New lighting will be limited to exterior fixtures on the new 80'x100' shop as shown in the building plans. The development will maintain the existing site lighting with no additional site lighting planned.

### Applicant:

Western Heritage Consulting & Engineering LLC  
1551 Three Crowns Drive, Suite 104  
Casper, WY 82604  
307-215-7430

### City Contact:

City of Scottsdale – Planning and Development Services  
Project Coordinator: Jeff Barnes  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
480-312-2888





