



4/3/2024

Ryan Altenburg  
Western Heritage Consulting & Engineering  
1551 Three Crowns Dr Ste 104  
Casper, Wy 82604

RE: **21-DR-2002#2**  
Vargo Quarter Horses (VQHS)  
**3474C (Key Code)**

Ryan Altenburg:

Planning & Development Services has completed review of the above referenced development application submitted on 3/18/2024. The following comments represent issues or deficiencies identified by the review team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines.

**Significant Zoning Ordinance or Scottsdale Revise Code Issues**

The following code and ordinance related issues have been identified and must be addressed with the resubmittal. Addressing these items is critical to determining the application for public hearing and may affect staff's recommendation. Please address the following:

**Storm Water:**

1. Please provide revised Drainage Report and Grading & Drainage Plan addressing the document mark-ups provided.

**Significant Policy Issues**

The following policy related issues have been identified. Though these issues may not be as critical to determining the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

**Site Design:**

2. There still appears to be an unaddressed NAOS encroachment at the entrance to the site, where the sliding gate is being relocated but there is existing lead-up fencing on the north side that encroaches the NAOS. Please identify that encroaching portion of fencing to be removed/relocated and the disturbed NAOS to be restored (similar to the northeast portion of the site).

Civil Engineering:

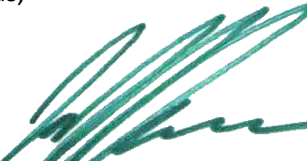
3. Please provide a refuse plan showing the location of trash enclosure, truck route to and from the enclosure, and including turning radii meeting the standards in DSPM 2-1.309 and COS STD DET 2146 or 2147.
4. There is an existing water stub to the south portion of the property. If it is not used it shall be noted on the plans to be abandoned at the main by the contractor (per DSPM 6-1.416) as follows:
  - a. Removal/abandonment of unused fire lines (hydrant or bldg. sprinkler):
  - b. Removal of line back to and including the tee/saddle/or sleeve and installation of spool piece of pipe. City crews will isolate and reinstate the main.

Please submit the revised application requirements and supplemental information identified in Attachment A. Once reviewed, staff will determine if the application is ready to be determined for a hearing, or if additional information is needed.

The Zoning Administrator may consider an application withdrawn if a resubmittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance, contact case reviewer identified below.

Regards,



Jeff Barnes  
Principal Planner

Additional Staff Contacts:

Design Review:

Brad Carr, 480-312-7713, [bcarr@scottsdaleaz.gov](mailto:bcarr@scottsdaleaz.gov)

Engineering:

Robert Dalton, 480-312-2723, [rdalton@scottsdaleaz.gov](mailto:rdalton@scottsdaleaz.gov)

Storm Water:

Ghassan Aouad, 480-312-7055, [gaouad@scottsdaleaz.gov](mailto:gaouad@scottsdaleaz.gov)

**ATTACHMENT A**  
**Resubmittal Checklist**

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

All files shall be uploaded in PDF format. Application forms and other written documents or reports should be formatted to 8.5 x 11, and plans should be formatted to 11 X 17.

- Comment Response Letter – Provide responses to the issues identified in this letter
- Summary of modifications made resulting from Public Input and staff comments
- Drainage Report
- Grading & Drainage Plan
- Site Plan
- NAOS Revegetation/Landscape Plan
- Refuse Plan