

WESTERN HERITAGE CONSULTING & ENGINEERING

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April 25, 2024

Attn: Jeff Barnes
City of Scottsdale – Planning and Development Services
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

RE: **21-DR-2002#2**

Vargo Quarter Horses (VQHS)
3474C (Key Code)

The following letter includes the response to the review comments by the Planning & Development Services for the above referenced development application review sent on 10/4/2023.

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:

Stormwater:

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

Response: Comments from the Drainage Report and Grading & Drainage Plan have been addressed. Refer to the attached Comment Response Letter for more information.

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:

1. 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).

Response: The revised plans (Site, NAOS, G&D, Revegetation) have been modified to remove the fencing in the NAOS easement near the entrance to the site. The fencing will be moved outside of the NAOS and the area will be restored as required.

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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.

Response: This item was addressed in the previous submittal and per the email from Bob Dalton, dated 4/16/24, no additional information is needed.

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.

Response: This item was addressed in the previous submittal and per the email from Bob Dalton, dated 4/16/24, no additional information is needed.

Thank you,

A handwritten signature in blue ink that reads 'Matt Peterson'.

Matthew Peterson, PE
Project Manager