

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 20, 2024
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Vargo Quarter Horses (VQHS) 21-DR-2002#2 | Request for approval of an updated site plan and building elevations for an amendment to previous case 21-DR-2002 for an existing Ranch.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- New building in activity location contemplated with previous cases 3-UP-1991 and 21-DR-2002
- No community input received as of the date of this report

BACKGROUND

Location: 29607 N. Hayden Road

Zoning: Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO)

Adjacent Uses

North: Existing residential subdivision, Sincuidados Unit 3; zoned Single-family Residential Environmentally Sensitive Lands Hillside District (R1-43 ESL (HD))

East: Existing residential and equestrian properties; zoned Single-family Residential Environmentally Sensitive Lands Foothills Overlay (R1-190 ESL FO)

South: Existing residential and equestrian properties; R1-190 ESL FO

West: Existing residential and equestrian properties; zoned Single-family Residential Environmentally Sensitive Lands Foothills Overlay (R1-70 ESL FO)



Property Owner

Vargo Quarter Horses LLC

Applicant

Ryan Altenburg
Western Heritage Consulting Engineering
307-215-7430

DEVELOPMENT PROPOSAL

This proposal is for a new shop structure on an existing Ranch, in an area of the site previously utilized as open arena/corral space. The request is for an amendment to a previous amendment of the site plan and elevations for this new structure. The Ranch use on this site was established with a Conditional Use Permit via case 3-UP-1991.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Vargo Quarter Horses (VQHS) development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

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

APPROVED BY



Jeff Barnes, Report Author

5/30/2024

Date



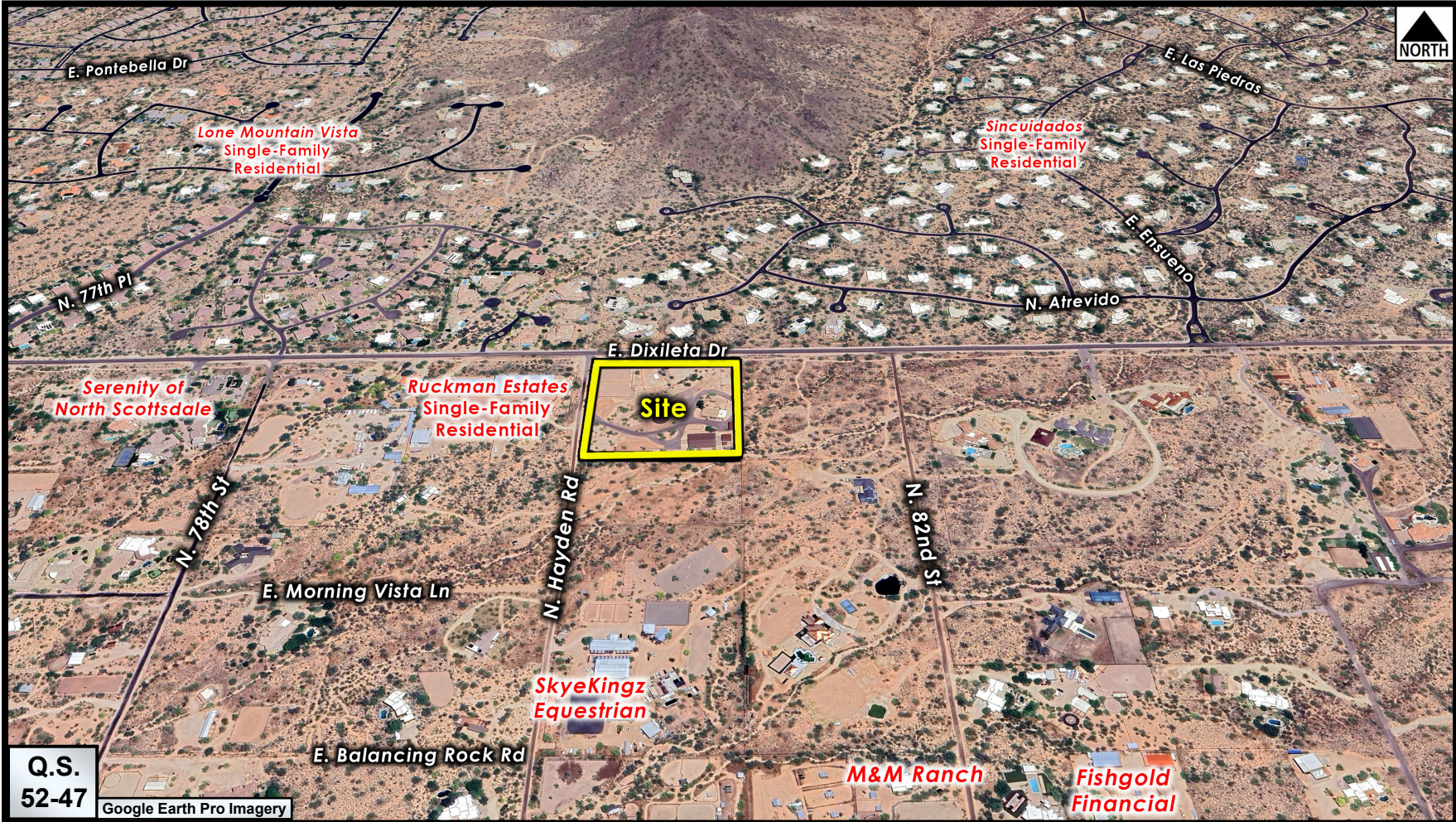
Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

6/12/2024

Date

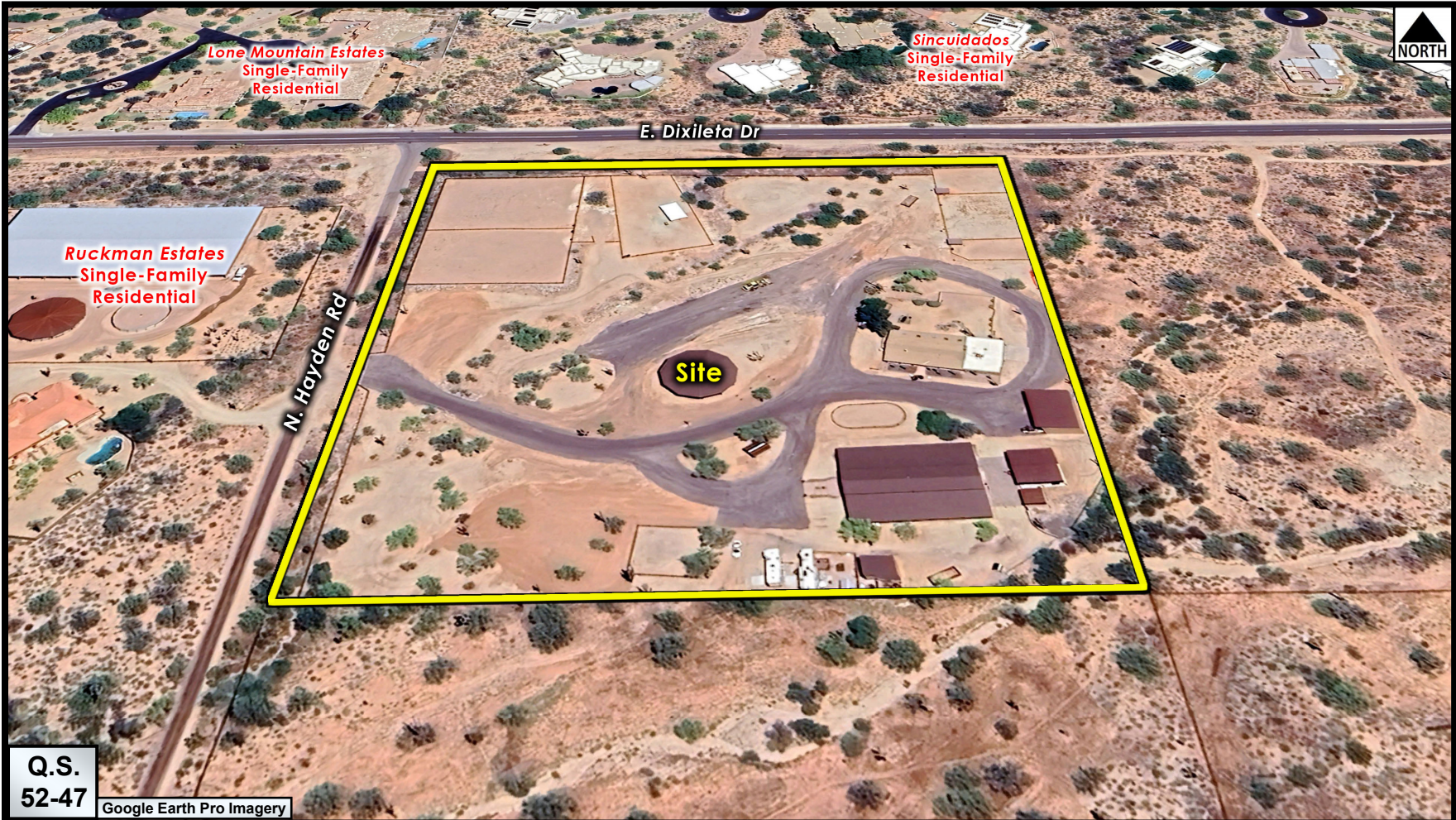
ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Natural Area Open Space Plan
9. Revegetation Plan
10. Building Elevations
11. Electrical Site Plan
12. Exterior Photometrics Plan
13. Exterior Lighting Cutsheets
14. Zoning Map
15. Community Involvement
16. City Notification Map



Context Aerial

21-DR-2002#2



Close-up Aerial

ATTACHMENT #2

21-DR-2002#2

Project Narrative

Vargo Quarter Horses LLC
29607 N. Hayden Rd.
Scottsdale, AZ 85266
APN: 216-70-005L

Re: 53-PA-2023
21-DR-2002#2

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:

- Substitution of an 80'x100' shop with labor quarters located for the Phase II – Arena.
- Addition of a 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.

Existing Conditions

The project site is located at the southwest corner of E. Dixileta Drive and N. Hayden Road. 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.

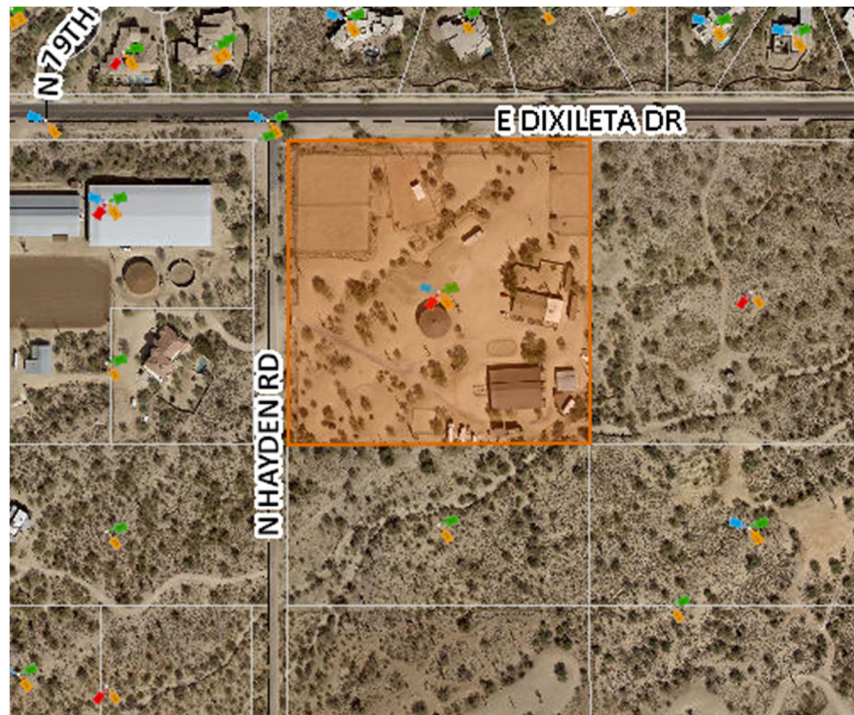
The parcel to the south and east of the project site are vacant. The site north across E. Dixileta Drive are single family residences in the Sincuidados Unit 3 Subdivision. The site west across N. Hayden Road consists of residential lots. The site is currently zoned R1-190 ESL FO with a conditional use permit for a Ranch. Development within the area consists mainly of residential units similar to the project site.

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 75.0' south and 90.0' east of the north and west property boundaries, respectively. Proposed conditions include the addition of a concrete pad and masonry

retaining wall and screening 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.

The building design is compatible with the existing development on site and within the area with a similar architectural feel. Building materials will consist of metal siding, stone accents, masonry blocks, and glazing. The building height will be approximately 22.5' in height and meet the maximum zoning height requirements. All improvements will be complimentary to the area.



Project Site

Design Guidelines – DRB Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: The proposed project will comply with the applicable guidelines, development standards, Design Standards and Policies Manual, Environmentally Sensitive Lands Ordinance (ESLO) and Foothills Overlay (FO) and Rural Character Plan, and General Plan as outlined above. The site is currently zoned as R1-190 ESL FO with a conditional use permit for Ranch and the proposed development is an approved use. The proposed development is an

amendment of the previously approved development plan. The new construction includes a similarly sized shop with labor quarters in lieu of the previously approved Arena. All new construction will be generally located in the interior of the parcel meeting all open space, setback, and building height requirements.

2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.

Response: The proposed architecture of the new structures is designed to be consistent with the existing adjacent structures on the site as well as in the area and the building materials and colors will be similar to the existing structures on site. Also, new construction will conform to setback limits and height limits established in the ESLO and FO Districts. The existing Natural Area Open Space (NAOS) easements will be maintained and revegetated to meet design standards.

- b. Avoid excessive variety and monotonous repetition;

Response: The proposed construction primarily consists of a single structure with similar characteristics to the existing buildings on site. The architectural components of the building include materials and colors similar to buildings in the surrounding area while providing material contrasts between the metal building and a stone veneer.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: The proposed improvements include maintaining the areas dedicated to NAOS including some lower scale plant material revegetation improvements to meet design standards. Additionally, a portion of the site will be re-established as NAOS per the previously approved development.

The following Sensitive Design Principles will be addressed as following:

1. The design character of any area should be enhanced and strengthened by new development.
 - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
 - Building design should be sensitive to the evolving context of an area over time.

Response: The building design will be consistent with the buildings on site and in the surrounding area. Natural colors and materials will be used meeting all applicable design guidelines.

2. Development through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - Scenic views of the Sonoran desert and mountains.
 - Archaeological and historical resources

Response: All new construction will conform to height limits defined by the applicable zoning and overlay districts. No major vistas or natural features are impacted by the proposed improvements.

3. Development should be sensitive to existing topography and landscaping.

- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: Site topography and landscaping will be improved through lower scale plant revegetation in the dedicated NAOS easement as well as re-establishing the NAOS in the northeast corner of the site. All landscaping will be developed to create a natural appearance on the site. Grading of the site is kept minimal to maintain the existing contours of the property, with improvements made to the drainage by replacing existing culverts with more appropriate sized culverts based on hydraulic modeling in the Drainage Report.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Response: Proposed improvements will protect the areas devoted to NAOS and natural drainage washes across the site. Revegetation of the NAOS will be provided as defined by the applicable design standards.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

Response: The street frontages will not be disturbed except for re-establishing the NAOS area at the northeast corner of the site. Unpaved trails along E. Dixileta Drive support the area's equestrian identity.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction with the community.

Response: The existing dedicated trail easements support transportation by bicycle and horseback for residents in the area. Proposed construction does not encroach on or impede the bicycle and horse travel paths.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: Not applicable. The existing street frontage includes native trees offering shade along the trails. The buildings proposed are simple barn/shop structures located within the single parcel property.

8. Buildings should be designed with a logical hierarchy of masses.

- To control the visual impact of a building's height and size.
- To highlight important building volumes and features, such as the building entry.

Response: Not applicable. The proposed buildings included are simple barn/shop structures.

9. The design of the built environment should respond to the desert environment.

- Interior spaces should be extended into the outdoors both physically and visually when appropriate.
- Materials with colors and coarse textures associated with this region should be utilized.
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: The proposed buildings are designed with materials and colors that complement the desert environment.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response: All construction will be performed with the best attempts to minimize the environmental impacts to the site. The building materials were selected as they are durable. Building materials will consider high efficiency materials and appliances to promote energy conservation.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.
- The landscaping should complement the built environment while relating to the various uses.

Response: All landscaping improvements and restoration will use indigenous materials and be compatible with the natural landscape.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously.
- Water features should be placed in locations with high pedestrian activity.

Response: Desert adapted and native plant materials will be used for any landscaping and area revegetation. No water features or landscaping elements are proposed.

13. The extent and quality of lighting should be integrally designed a part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: All new exterior building lighting will be designed per the applicable design standards. No new site lighting is proposed.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.

- Signage should be designed to be complimentary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Response: Not applicable. No signage is proposed for the site.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District;

Response: The proposed development meet all applicable design guidelines set forth in the ESL and Foothills Overlay District including building height restrictions, open area requirements, minimum setbacks, building size limits, and sensitive building design requirements such as building color values.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable. The site is not in the Historic Property Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Ingress and egress access is provided from N. Hayden Road and the gate location is proposed to be moved so that vehicles with trailers are not backed up into the street waiting for gate access. The proposed new gate location promotes safety along N. Hayden Road.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Not applicable. Utility services will be located below grade. No rooftop or exposed mechanical units are proposed.

5. Within the Downtown Area, building and site design shall: ...

Response: Not applicable.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria: ...

Response: Not applicable.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states the proposed project will comply with the applicable guidelines, development standards, Design Standards and Policies Manual, Environmentally Sensitive Lands Ordinance (ESLO) and Foothills Overlay (FO) and Rural Character Plan, and General Plan as outlined above. The site is currently zoned as R1-190 ESL FO with a conditional use permit for Ranch and the proposed development is an approved use. The proposed development is an amendment of the previously approved development plan. The new construction includes a similarly sized shop with labor quarters in lieu of the previously approved Arena. All new construction will be generally located in the interior of the parcel meeting all open space, setback, and building height requirements.*
 - *Staff finds the proposal will be consistent and comply with the applicable property development standards, the ESL and FO standards, and the approved Conditional Use Permit for this site.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states the proposed architecture of the new structures is designed to be consistent with the existing adjacent structures on the site as well as in the area and the building materials and colors will be similar to the existing structures on site. Also, new construction will conform to setback limits and height limits established in the ESLO and FO Districts. The existing Natural Area Open Space (NAOS) easements will be maintained and revegetated to meet design standards.*

The proposed construction primarily consists of a single structure with similar characteristics to the existing buildings on site. The architectural components of the building include materials and colors similar to buildings in the surrounding area while providing material contrasts between the metal building and a stone veneer.

The proposed improvements include maintaining the areas dedicated to NAOS including some lower scale plant material revegetation improvements to meet design standards. Additionally, a portion of the site will be re-established as NAOS per the previously approved development.
 - *Staff finds the proposed building utilizes colors and materials that are consistent and conforming to the ESL and FO zoning and applicable design guidelines, providing stone and paint colors that convey muted earth tones. The positioning of the new structure respects the*

existing wash corridor through the site and previously dedicated Natural Area Open Space (NAOS) configuration. The proposal also includes restoration of prior NAOS disturbances and removal of minor encroachments in identified areas of the site.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states ingress and egress access are provided from N. Hayden Road and the gate location is proposed to be moved so that vehicles with trailers are not backed up into the street waiting for gate access. The proposed new gate location promotes increased safety along N. Hayden Road.*
 - *Staff finds the proposal improves the existing access to the site by relocating the gated entry beyond the required front yard setback to provide more queuing distance for vehicles waiting for the gate to open.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states utility services will be located below grade and no rooftop or exposed mechanical units are proposed.*
 - *Staff finds this criterion is likely not applicable in the current scope, but any equipment screening that does occur in final design will be held to applicable code and policy requirements.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site is zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) and was granted a Ranch Conditional Use Permit via case 3-UP-1991.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

This site is located at the southeast corner of E. Dixileta Drive and N. Hayden Road and is currently operating as a Ranch. This site is surrounded by other residential and equestrian uses.

Project Data

- Existing/Proposed Use: Ranch
- Parcel Size: 383,691 square feet / 8.8 acre (net)
- Building Height Allowed: 24 feet (measured from natural grade)
- Building Height Proposed: 24 feet (measured from natural grade)

**Stipulations for the
Development Review Board Application:
Vargo Quarter Horses (VQHS)
Case Number: 21-DR-2002#2**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Western Heritage Consulting Engineering, with a city staff date of 3/18/2024.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Western Heritage Consulting Engineering, with a city staff date of 4/29/2024.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary Revegetation Plan submitted by Western Heritage Consulting Engineering, with a city staff date of 4/29/2024.
 - d. The case drainage report submitted by Western Heritage Consulting Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Western Heritage Consulting Engineering and accepted in concept by the Water Resources Department on 4/2/2024.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable DRB and Use Permit cases for the subject site were: 21-DR-2002 and 3-UP-1991.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

4. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

5. All plants utilized in NAOS revegetation and unenclosed areas shall be selected from the ESLO Indigenous plant list.

EXTERIOR LIGHTING:

Ordinance

- C. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting, and comply with the Illuminating Engineering Society requirement for full cutoff.

DRB Stipulations

6. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1 foot-candle. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.
 - f. No fixture shall be mounted higher than sixteen (16) feet.
 - g. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.

- h. 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 turn off at during the post-curfew with the exception of lights for security purposes.
- i. 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.

WATER AND WASTEWATER:

Ordinance

- D. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- E. Property must connect to the City wastewater system per DSPM 6-1.400 and SRC Section 49-117.

DRB Stipulations

- 7. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.
- 8. A separate new water meter for the proposed shop building is not permitted per SRC Section 49-27. The existing water meter will need to be “up-sized” to a 2-inch meter to serve both the proposed and existing home, barn, and shop area for peak demands.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

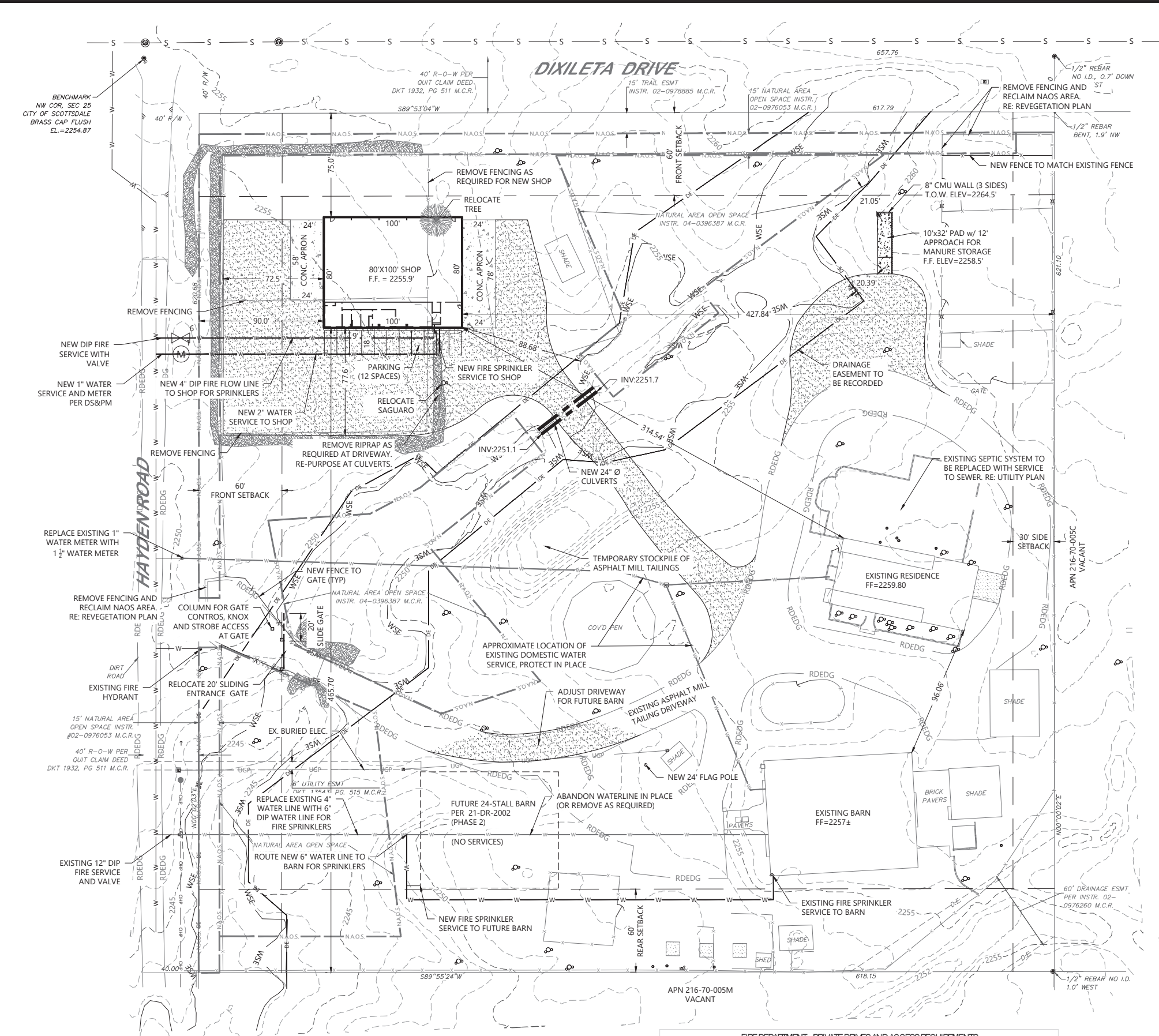
- 9. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 10. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

DRB Stipulations

- 11. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A Drainage and Flood Control Easement as reflected on the Preliminary G&D Plan, accepted in concept by the Stormwater Management Department of the Planning and Development Services.

W:\Clients\23WHC802\23WHC802_VQHS\CAD&Drawings\Working\23WHC802_G&D DESIGN LAYOUTS.dwg C1.0 SITE 4/25/2024 10:13:12 AM

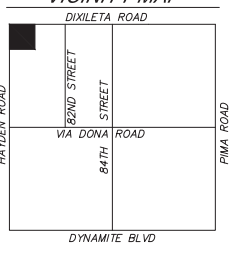


PROJECT CONTACTS

OWNER
VARGO QUARTER HORSES LLC
12255 E PARAISO DR, LOT 5
SCOTTSDALE, AZ 85255
ATTN: J. MICHAEL VARGO
PH: 614-205-8045
EMAIL: MVARGO@VARGOMAIL.COM

WESTERN HERITAGE CONSULTING & ENGINEERING
RYAN ALTENBURG
PO BOX 2117
MILLS, WY 82644
RYAN@WESTERNHCE.COM

VICINITY MAP



SITE DATA

Table with 2 columns: Description and Value. Includes A.P.N., Site Address, Net Area, Parcel Zoning, Existing Residence, Existing Barn, Existing Shades, Existing Shed, Existing COVD Pen, Existing Wall Enclosures, New Shop, Future Barn, Total, and Open Space.

PARKING INFORMATION

- 12 TOTAL PARKING STALLS. ONE PARKING STALL PER TWO HORSE STALLS (24 HORSE STALLS)
PARKING STALL DIMENSIONS: 9' X 18'
ACCESSIBLE PARKING NOT REQUIRED.

FIRE DEPARTMENT INFORMATION

- ALL TURNS MEET 40'-6" MINIMUM REQUIREMENTS.
GATE OPENING (20') MEETS 20' MINIMUM REQUIREMENT.
ALL BARN OVER 5000 S.F. SHALL REQUIRE FIRE SPRINKLERS PER APP113 WITH A FIRE SERVICE LINE CONNECTED TO THE CITY WATER MAIN.

LEGAL DESCRIPTION

PER TITLE REPORT
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.

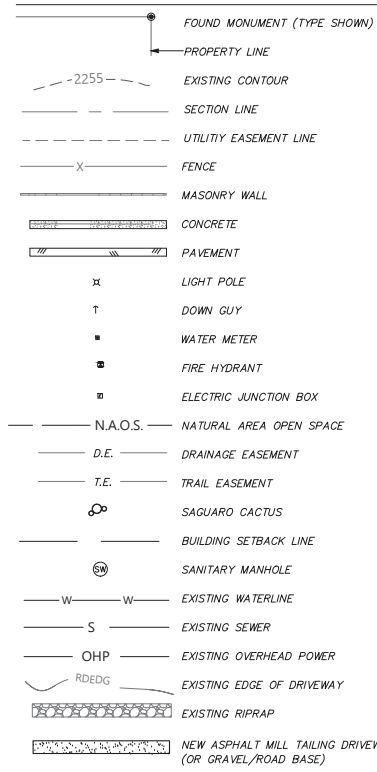
BENCHMARK

MCDOT GDACS POINT NO. 42533-1
NORTHWEST CORNER SECTION 25
CITY OF SCOTTSDALE BRASS CAP FLUSH
EL.=2254.87 NAVD 88

PROJECT NOTES

- 1. ENTRY GATE - OPTION TO REPLACE SLIDING GATE TO SWING GATE IF SLIDING GATE ENCROACHES ON NAOS. FIELD VERIFY PRIOR TO CONSTRUCTION.

LEGEND



ROOF OVER TOPOGRAPHY PLAN

1"=50'

Table with 8 columns: Community Number, Community Map Number, Panel Number, Panel Date, Suffix, FIRM Index Date, FIRM Zone, Base Flood Elevation (AO Zone, use depth). Row 1: 045012, 04013C, 0893, 7/20/2021, M, 2/8/2024, X, N/A

Engineer's Certification: The lowest floor elevation(s) and/or flood-proofing elevation(s) on this plan are sufficiently high to provide protection from flooding caused by a one hundred year storm, and are in accordance with City of Scottsdale Revised Code, Chapter 37-Floodways & Floodplains Ordinance.

Table with 6 columns: Driveway Length (ft), Driveway Width (ft), Drive Surface, Turn-a-round, Hose Lay, Sprinkler, Sprinkler Requirement. Row 1: 500 ±, 16' (min), AW, Yes, >200 ft, Yes, 4 Head - Yes

CASE# 21-DR-2002#2

VARGO QUARTER HORSES, LLC

SITE PLAN

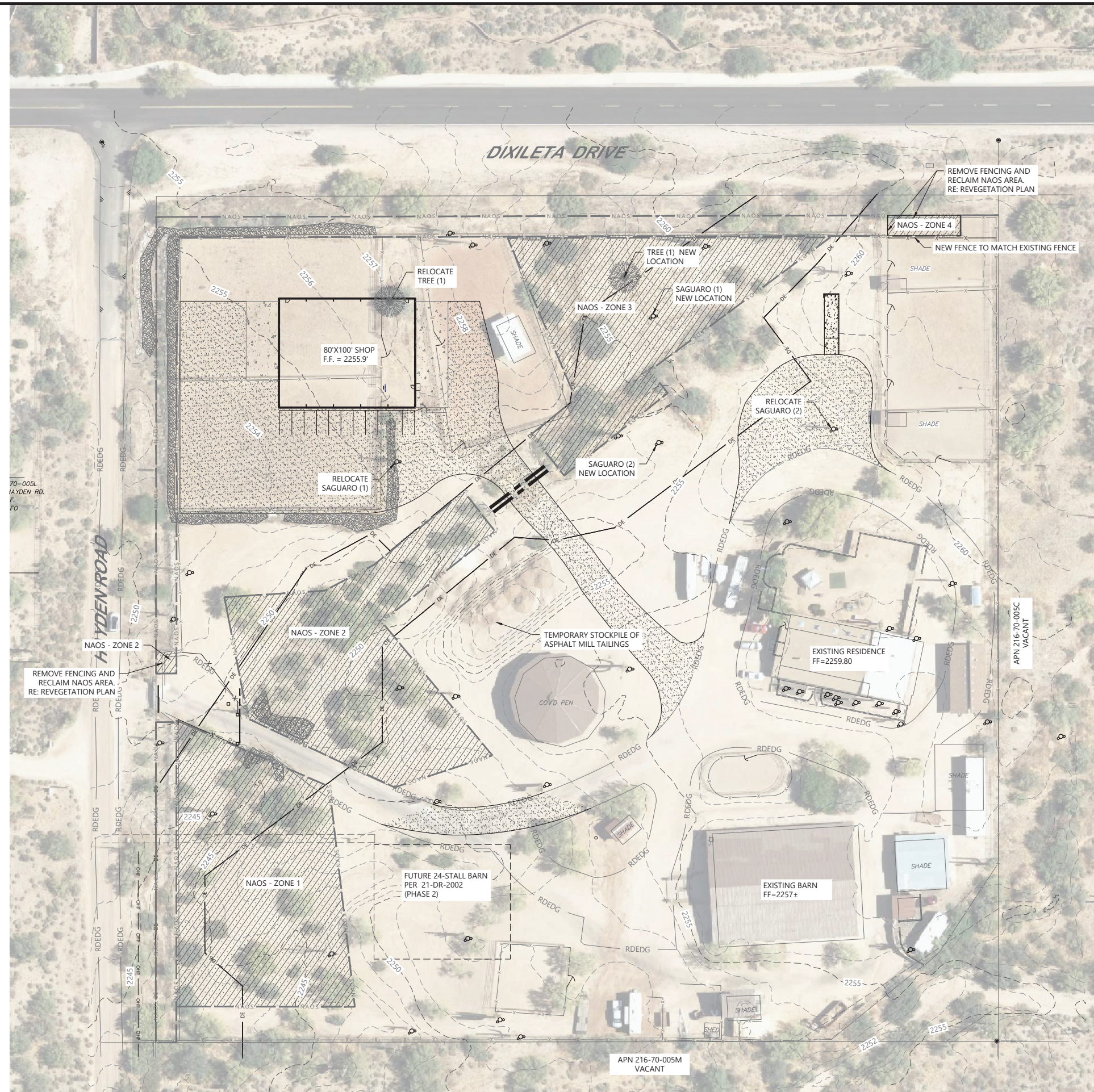
CITY OF SCOTTSDALE, AZ

Revision table with columns: Rev, Date, Description, By, Drawn By, Designated By, Reviewed By, Scale.

WESTERN HERITAGE CONSULTING & ENGINEERING logo and contact information: 307.215.7430, info@westernhce.com, PO BOX 2117, Mills, WY 82644

Job Number: 23WHC802, Sheet Number: C1.0



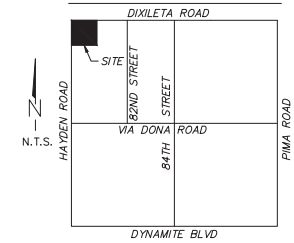


PROJECT CONTACTS

OWNER
 VARGO QUARTER HORSES LLC
 12255 E PARAISO DR, LOT 5
 SCOTTSDALE, AZ 85255
 ATTN: J. MICHAEL VARGO
 PH: 614-205-8045
 EMAIL: MVARGO@VARGOMAIL.COM

WESTERN HERITAGE CONSULTING & ENGINEERING
 RYAN ALTENBURG
 PO BOX 2117
 MILLS, WY 82644
 RYAN@WESTERNHCE.COM

VICINITY MAP



SITE DATA

A.P.N. ----- 216-70-005L
 SITE ADDRESS ----- 29607 N. HAYDEN RD.
 NET AREA ----- 383,691 S.F.
 PARCEL ZONING ----- RT-190 ESL, FO
 EXISTING RESIDENCE ----- 4,833 S.F.
 EXISTING BARN ----- 8,899 S.F.
 EXISTING SHADES ----- 4,846 S.F.
 EXISTING SHED ----- 115 S.F.
 EXISTING COVD PEN ----- 3,386 S.F.
 EXISTING WALL ENCLOSURES ----- 8,066 S.F.
 NEW SHOP ----- 8,000 S.F.
 FUTURE BARN ----- 8,320 S.F.
 TOTAL ----- 46,183 S.F. OR 12%
 OPEN SPACE ----- 337,508 S.F.

LEGAL DESCRIPTION

PER TITLE REPORT
 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.

REVEGETATION NOTES

- TREES AND CACTI TO BE RELOCATED FOR CONSTRUCTION WILL BE LOCATED IN EXISTING NAOS EASEMENTS. REFER TO PLAN FOR GENERAL LOCATIONS.
- DISTURBED AREAS OF NAOS TO BE REVEGETATED PER "REVEGETATION LIST" LOCATED ON THIS SHEET. REFER TO LIST FOR AVERAGE PLANT/TREE DENSITY PER SQUARE FOOT. NEW VEGETATION TO BE CONCENTRATED TO INTERIOR OF NAOS EASEMENT.
- ALL NEW PLANTS AND TREES TO BE SELECTED FROM THE "INDIGENOUS PLANT LIST" PROVIDED BY CITY OF SCOTTSDALE. PLANTS WILL BE SELECTED WITH SIMILAR VEGETATION IN THE SURROUNDING AREA. NAOS EASEMENT WILL BE GENERALLY ROPED OFF AS NEEDED DURING REVEGETATION ACTIVITIES.
- AREAS TO BE REVEGETATED SHALL BE IRRIGATED BY HAND WATERING 2 DAYS A WEEK (EXCEPT FOR MONSOON SEASON) FOR THE FIRST YEAR. THE FOLLOWING 2 YEARS WILL INCLUDE HAND WATERING 3 DAYS A MONTH (EXCEPT FOR MONSOON SEASON).

LEGEND

- FOUND MONUMENT (TYPE SHOWN)
- PROPERTY LINE
- EXISTING CONTOUR
- SECTION LINE
- UTILITY EASEMENT LINE
- FENCE
- MASONRY WALL
- CONCRETE
- PAVEMENT
- LIGHT POLE
- DOWN GUY
- WATER METER
- FIRE HYDRANT
- ELECTRIC JUNCTION BOX
- N.A.O.S. - NATURAL AREA OPEN SPACE
- D.E. - DRAINAGE EASEMENT
- T.E. - TRAIL EASEMENT
- SAGUARO CACTUS
- BUILDING SETBACK LINE
- SANITARY MANHOLE
- EXISTING WATERLINE
- EXISTING SEWER
- OHP - EXISTING OVERHEAD POWER
- EXISTING EDGE OF DRIVEWAY
- EXISTING RIPRAP
- NEW ASPHALT MILL TAILING DRIVEWAY (OR GRAVEL/ROAD BASE)

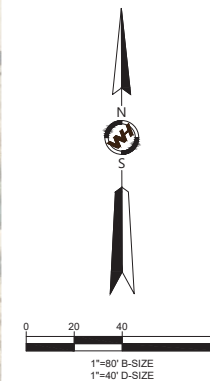
Revegetation List

	Plants (5 Plants/1200 SF)	Trees (1 Trees/1200 SF)
ZONE1 (25,200 SF)	Qty = 105	Qty = 9 3- 36" Box Trees 6- 24" Container
ZONE2 (26,250 SF)	Qty = 105	Qty = 9 3- 36" Box Trees 6- 24" Container
ZONE3 (22,000 SF)	Qty = 95	Qty = 7 3- 36" Box Trees 4- 24" Container
ZONE4 (1,000 SF)	Qty = 20	Qty = 3 1- 36" Box Trees 2- 24" Container
Total	325 Plants	28 Trees

- INDICATES REVEGETATED NAOS AREA

NOTES

- PLANTS WILL BE A MIX OF THE FOLLOWING BASED ON INVENTORY OF ADJACENT PROPERTIES AND DEPENDENT ON NURSERY STOCK AVAILABILITY:
 Ambrosia deltoidea - TRIANGLE LEAF BURSAGE
 Ericameria laricifolia - TURPENTINE
 Acacia greggii - CATCLAW
 Larrea tridentata - CREOSOTE BUSH
 Echinocereus engelmannii - HEDGEHOG
 Opuntia versicolor - STAGHORN CHOLLA



CASE# 21-DR-2002#2

VARGO QUARTER HORSES, LLC
REVEGETATION PLAN
 CITY OF SCOTTSDALE, AZ

Drawn By:	SDG	Designated By:	MSP	Reviewed By:	RLA	Scale:	
By:	MSP	MSP	MSP				
Date:	8/30/23	DRB APP SUBMITTAL	3/11/24	COS COMMENTS - RESUBMIT	4/26/24	COS 2ND COMMENTS - RESUBMIT	

WESTERN HERITAGE
CONSULTING & ENGINEERING
 307.215.7430
 info@westernhce.com
 PO BOX 2117
 MILLS, WY 82644

WHE
 Job Number:
23WHC802
 Sheet Number:
C5.0

COLOR AND MATERIAL BOARD

ROOF/WALL PBR METAL PANEL



ROOF, TRIM, & WAINSCOTTING
 - COCOA BROWN
 LRV = 7.22
 VALUE = 2
 CHROMA = 2

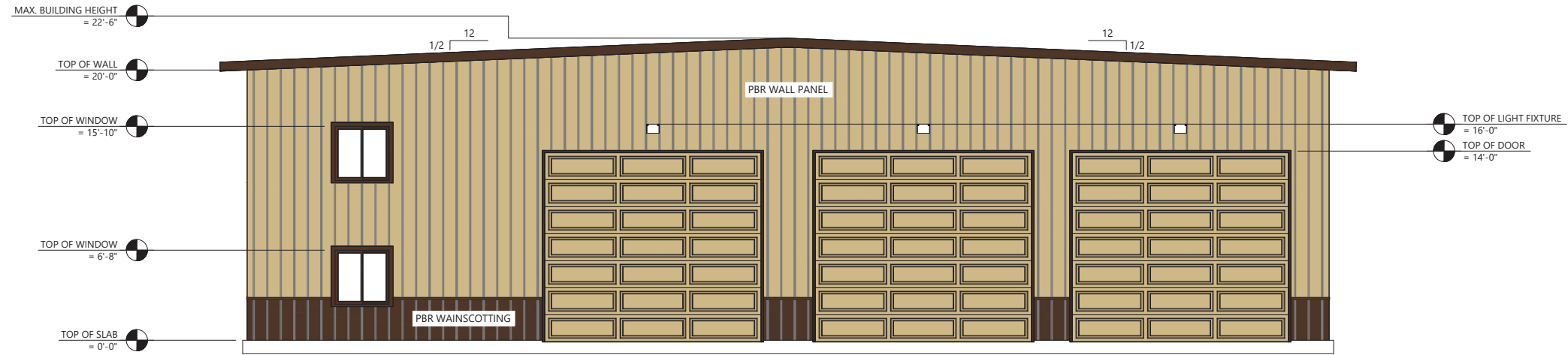
WALL
 - SAHARA TAN
 LRV = 32.38
 VALUE = 6
 CHROMA = 4

STONE VENEER



AUTUMN HORIZON
STONE WAINSCOTTING
 LRV = 21.05
 VALUE = 5
 CHROMA = 4

NOTE: COLOR SELECTIONS ARE APPROXIMATE. NO MATERIALS OR COLORS WILL HAVE AN LRV VALUE GREATER THAN 35%, A CHROMA GREATER THAN 6, OR A VALUE GREATER THAN 6 INDICATED IN THE MUNSELL BOOK OF COLOR.



WEST ELEVATION (MIRRORED)
 3/16" = 1'-0"



EAST ELEVATION (MIRRORED)
 3/16" = 1'-0"

W:\Clients\23WHC802_VQHS\CAD&Drawings\Working\23WHC802_VQHS_Structure.dwg A2.0 SHOP ELEV 3/7/2024 3:12:45 PM

CASE# 21-DR-2002#2

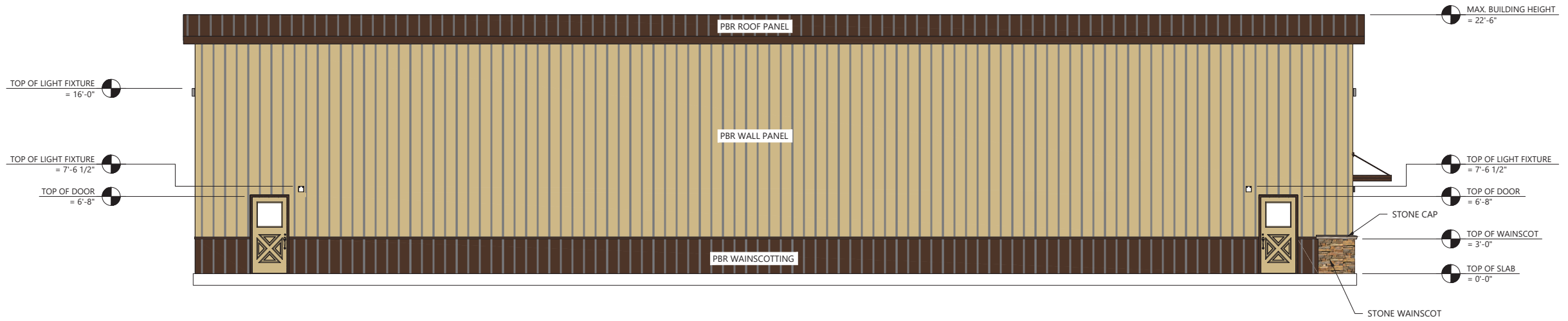
Title: **VARGO QUARTER HORSES, LLC**
SHOP ELEVATIONS
 CITY OF SCOTTSDALE, AZ

Rev	Date	Description	By	Drawn By:
1.0	8/30/23	DRB APP SUBMITTAL	MSP	SDG
2.0	3/11/24	COS COMMENTS - RESUBMIT	CM	MSP
				Reviewed By: RLA
				Scale: D:3/16"=1'-0" B:3/32"=1'-0"

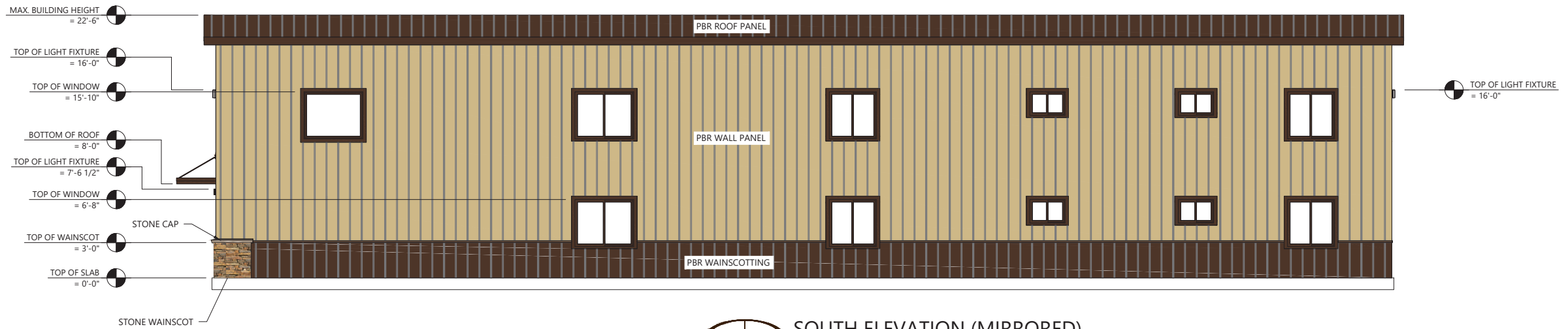
WESTERN HERITAGE
 CONSULTING ENGINEERING
 307.215.7430
 info@westernhce.com
 PO BOX 2117
 Mills, WY 82644

Job Number:
23WHC802
 Sheet Number:
A2.0

W:\Clients\23WHC802_VQHS\CAD&Drawings\Working\23WHC802_VQHS_Structuredwg_A2.1_SHOP_ELEVS_3/7/2024_3:12:45 PM



WI A2.1.1 NORTH ELEVATION (MIRRORED)
3/16" = 1'-0"



WI A2.1.2 SOUTH ELEVATION (MIRRORED)
3/16" = 1'-0"

CASE# 21-DR-2002#2

VARGO QUARTER HORSES, LLC
SHOP ELEVATIONS
CITY OF SCOTTSDALE, AZ

Rev	Date	Description	By	Drawn By:	Title:
1.0	8/30/23	DRB APP SUBMITTAL	MSP	SDG	
2.0	3/11/24	COS COMMENTS - RESUBMIT	CM	MSP	
				RLA	

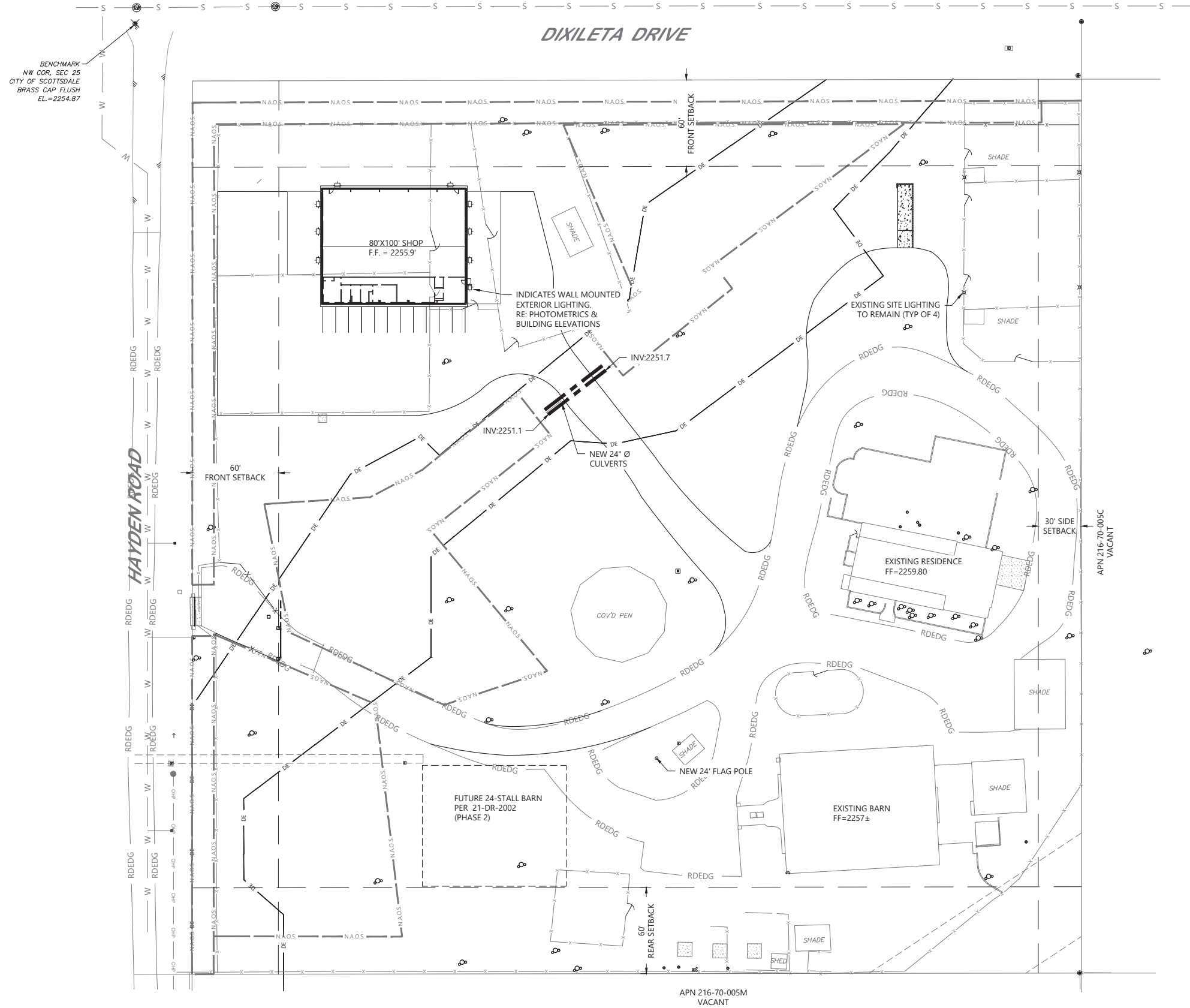
Scale: D:3/16" = 1'-0"
B:3/32" = 1'-0"

WESTERN HERITAGE
CONSULTING ENGINEERING

307.215.7430
info@westernhce.com

PO BOX 2117
Mills, WY 82644

Job Number:
23WHC802
Sheet Number:
A2.1

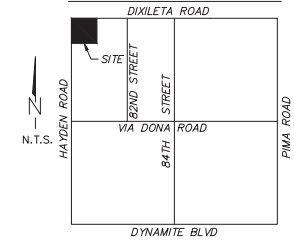


PROJECT CONTACTS

OWNER
VARGO QUARTER HORSES LLC
12255 E PARAISO DR, LOT 5
SCOTTSDALE, AZ 85255
ATTN: J. MICHAEL VARGO
PH: 614-205-8045
EMAIL: MVARGO@VARGOMAIL.COM

WESTERN HERITAGE CONSULTING & ENGINEERING
RYAN ALTENBURG
PO BOX 2117
MILLS, WY 82644
RYAN@WESTERNHCE.COM

VICINITY MAP



SITE DATA

A.P.N. ----- 216-70-005L
SITE ADDRESS ----- 29607 N. HAYDEN RD.
NET AREA ----- 383,691 S.F.
PARCEL ZONING ----- RT-190 ESL P0
EXISTING RESIDENCE ----- 4,833 S.F.
EXISTING BARN ----- 8,899 S.F.
EXISTING SHADES ----- 4,846 S.F.
EXISTING SHED ----- 115 S.F.
EXISTING COVD PEN ----- 3,386 S.F.
EXISTING WALL ENCLOSURES ----- 8,066 S.F.
NEW SHOP ----- 8,000 S.F.
FUTURE BARN ----- 8,320 S.F.
TOTAL ----- 46,183 S.F. OR 12.8
OPEN SPACE ----- 337,508 S.F.

PARKING INFORMATION

- 12 TOTAL PARKING STALLS. ONE PARKING STALL PER TWO HORSE STALLS (24 HORSE STALLS)
- PARKING STALL DIMENSIONS: 10' X 18'
- ACCESSIBLE PARKING NOT REQUIRED.

FIRE DEPARTMENT INFORMATION

- ALL TURNS MEET 40"-6" MINIMUM REQUIREMENTS.
- GATE OPENING (20') MEETS 20" MINIMUM REQUIREMENT.

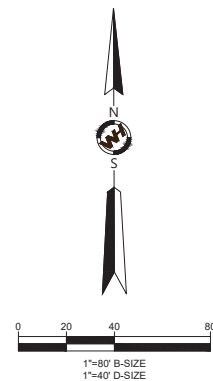
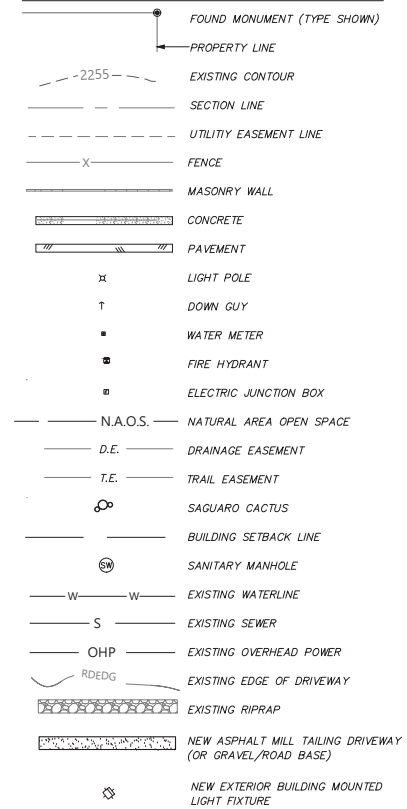
LEGAL DESCRIPTION

PER TITLE REPORT
THE NORTHWEST QUARTER OF 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.

EXTERIOR LIGHTING

1. EXISTING EXTERIOR SITE LIGHTING TO REMAIN PER CASE 21-DR-2002 WITH NO MODIFICATIONS.
2. LIGHTING SHALL BE IN ACCORDANCE WITH CITY OF SCOTTSDALE EXTERIOR LIGHTING POLICY AND DSPM EXTERIOR LIGHTING REQUIREMENTS.
3. NO FIXTURE IN FOOTHILLS OVERLAY ZONING SHALL BE MOUNTED HIGHER THAN 16 FEET.
4. ALL EXTERIOR LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3000 OR LESS.
5. THE PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM, AND THE POST-CURFEW LIGHTING HOURS SHALL BE DEFINED AS 10:00 PM TO DAWN. ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING THE POST-CURFEW HOURS WITH THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES.
6. 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 EVENT USE ONLY.
7. ALL LIGHTING SHALL BE A FIXED POSITION FIXTURE OR THE DIRECTIONAL FUNCTION TO BE DISABLED SO IT CANNOT BE USED.

LEGEND



CASE# 21-DR-2002#2

VARGO QUARTER HORSES, LLC

EXTERIOR LIGHTING

SITE PLAN

CITY OF SCOTTSDALE, AZ

Title:

Drawn By:

CM

Designed By:

MSP

Reviewed By:

RLA

Scale:

Rev

Date

Description

1.0 8/30/23 DRB APP SUBMITTAL

2.0 3/11/24 COS COMMENTS - RESUBMIT

3.0 3/11/24 COS COMMENTS - RESUBMIT

4.0 3/11/24 COS COMMENTS - RESUBMIT

5.0 3/11/24 COS COMMENTS - RESUBMIT

6.0 3/11/24 COS COMMENTS - RESUBMIT

7.0 3/11/24 COS COMMENTS - RESUBMIT

8.0 3/11/24 COS COMMENTS - RESUBMIT

9.0 3/11/24 COS COMMENTS - RESUBMIT

10.0 3/11/24 COS COMMENTS - RESUBMIT

11.0 3/11/24 COS COMMENTS - RESUBMIT

12.0 3/11/24 COS COMMENTS - RESUBMIT

13.0 3/11/24 COS COMMENTS - RESUBMIT

14.0 3/11/24 COS COMMENTS - RESUBMIT

15.0 3/11/24 COS COMMENTS - RESUBMIT

16.0 3/11/24 COS COMMENTS - RESUBMIT

17.0 3/11/24 COS COMMENTS - RESUBMIT

18.0 3/11/24 COS COMMENTS - RESUBMIT

19.0 3/11/24 COS COMMENTS - RESUBMIT

20.0 3/11/24 COS COMMENTS - RESUBMIT

21.0 3/11/24 COS COMMENTS - RESUBMIT

22.0 3/11/24 COS COMMENTS - RESUBMIT

23.0 3/11/24 COS COMMENTS - RESUBMIT

24.0 3/11/24 COS COMMENTS - RESUBMIT

WESTERN HERITAGE
CONSULTING & ENGINEERING

307.215.7430
info@westernhce.com

PO BOX 2117
Mills, WY 82644

Job Number:

23WHC802

Sheet Number:

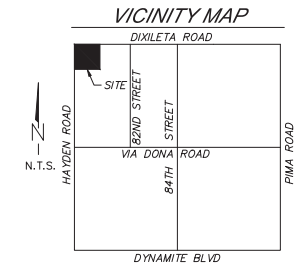
C4.1

W:\Clients\23WHC802_VQHS\CAD&Drawings\Working\23WHC802_G&D DESIGN LAYOUTS.dwg C4.1 PHOTOMETRIC PLAN 3/14/2024 11:47:48 AM

PROJECT CONTACTS

OWNER
 VARGO QUARTER HORSES LLC
 12255 E PARAISO DR, LOT 5
 SCOTTSDALE, AZ 85255
 ATTN: J. MICHAEL VARGO
 PH: 614-205-8045
 EMAIL: MVARGO@VARGOMAIL.COM

WESTERN HERITAGE CONSULTING & ENGINEERING
 RYAN ALTENBURG
 PO BOX 2117
 MILLS, WY 82644
 RYAN@WESTERNHCE.COM



CASE# 21-DR-2002#2

VARGO QUARTER HORSES, LLC

PHOTOMETRIC PLAN

CITY OF SCOTTSDALE, AZ

SITE DATA

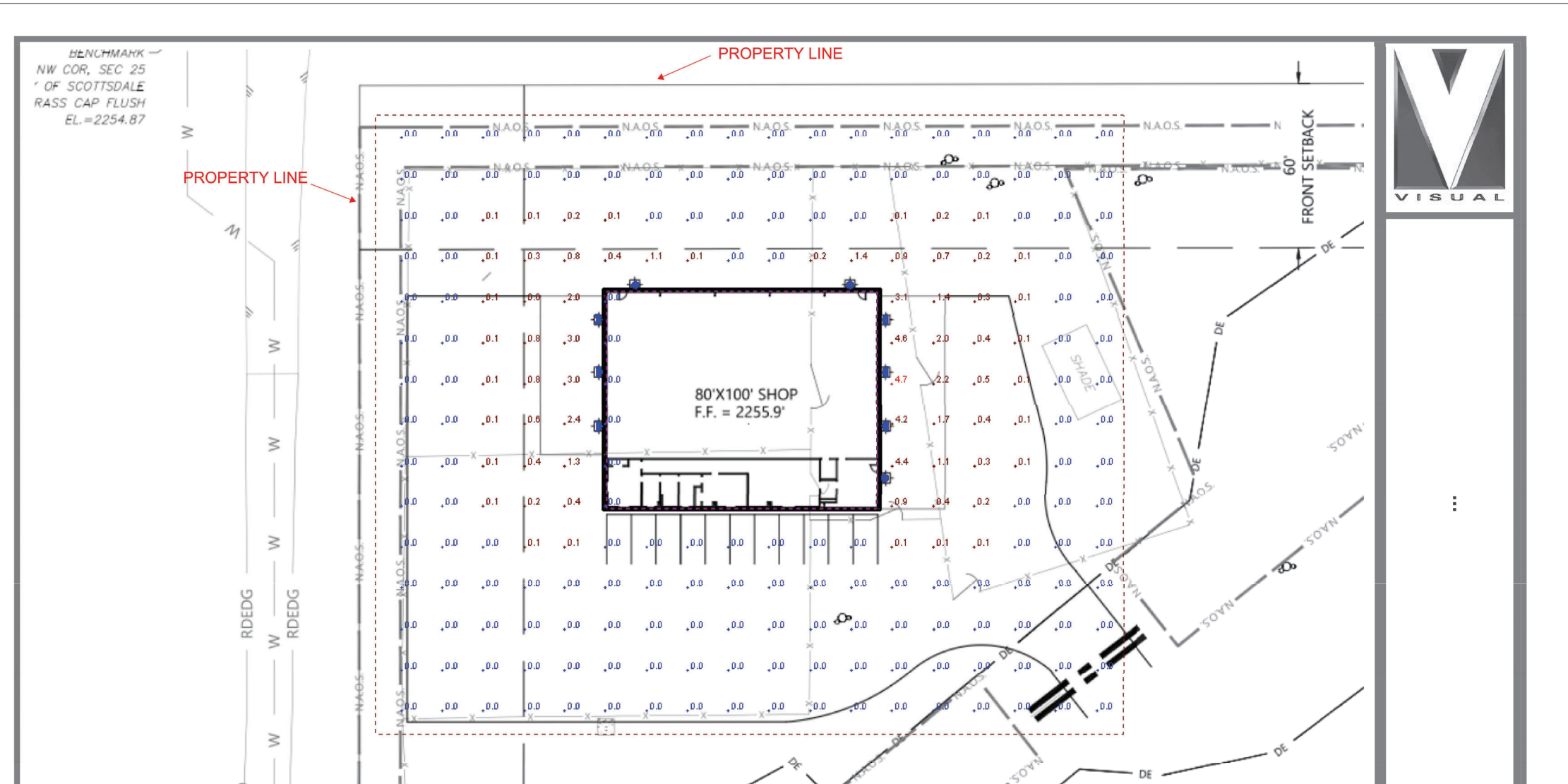
A.P.N.	216-70-005L
SITE ADDRESS	29607 N. HAYDEN RD.
NET AREA	383,691 S.F.
PARCEL ZONING	R1-190 ESL FO
EXISTING RESIDENCE	4,833 S.F.
EXISTING BARN	8,899 S.F.
EXISTING SHADES	4,846 S.F.
EXISTING SHED	115 S.F.
EXISTING COVD PEN	3,386 S.F.
EXISTING WALL ENCLOSURES	8,066 S.F.
NEW SHOP	8,000 S.F.
FUTURE BARN	8,320 S.F.
TOTAL	46,183 S.F. OR 12% OPEN SPACE
	337,508 S.F.

LEGAL DESCRIPTION

PER TITLE REPORT
 THE NORTHWEST QUARTER OF 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.

EXTERIOR LIGHTING

- EXISTING EXTERIOR SITE LIGHTING TO REMAIN PER CASE 21-DR-2002 WITH NO MODIFICATIONS.
- LIGHTING SHALL BE IN ACCORDANCE WITH CITY OF SCOTTSDALE EXTERIOR LIGHTING POLICY AND DSPM EXTERIOR LIGHTING REQUIREMENTS.
- NO FIXTURE IN FOOTHILLS OVERLAY ZONING SHALL BE MOUNTED HIGHER THAN 16 FEET.
- ALL EXTERIOR LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3000 OR LESS.
- THE PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM, AND THE POST-CURFEW LIGHTING HOURS SHALL BE DEFINED AS 10:00 PM TO DAWN. ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING THE POST-CURFEW HOURS WITH THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES.
- 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 EVENT USE ONLY.
- ALL LIGHTING SHALL BE A FIXED POSITION FIXTURE OR THE DIRECTIONAL FUNCTION TO BE DISABLED SO IT CANNOT BE USED.



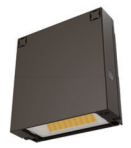
Designer
 Date 02/28/2024
 Scale Not to Scale
 Drawing No.
 Summary
 1 of 1

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
D			3	Lithonia Lighting	WPX0 LED ALO-1 30K MVOLT	WPX0 LED, 850 Lumen setting, 3000K Setting, 120-277V	1	814	1	6.2384	
C			6	Lithonia Lighting	WPX1 LED P2 30K Mvolt	WPX1 LED wallpack 3000lm 3000K color temperature 120-277 Volts	1	2749	1	23.26	






Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #5	+	0.2 fc	4.7 fc	0.0 fc	N/A	N/A

WESTERN HERITAGE CONSULTING & ENGINEERING
 307.215.7430
 info@westernhce.com
 PO BOX 2117
 MILLS, WY 82644

Job Number: 23WHC802
 Sheet Number: C4.1



WPX0 LED Wall Pack

Cat# _____
 Notes _____
 Type _____

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Specifications

Depth (D): 2"
Height (H): 5.75"
Width (W): 5.5"
Weight: 2.5lbs

Ordering Information EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish	
WPX0 LED ALO	850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (On/Off)	DDBXD Dark Bronze

Note: Lumen output and input power shown in the ordering tree are average representations of all configurations.

NOTE: Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficiency and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine consists of high-efficiency LEDs and LED lumen maintenance of 80/70/60/50 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also to adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows for a through-conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.


LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) Qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/2021 to confirm which versions are qualified.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.com/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.


 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-755-SERV (7378) • www.lithonia.com
 © 2020-2023 Acuity Brands Lighting, Inc. All rights reserved.

WPX0 LED Rev. 10/11/22

Performance Data

Electrical Load

Ald Setting	Input Power (W)	120 V (A)	208 V (A)	240 V (A)	277 V (A)
Ald 4	13.0	0.11	0.06	0.05	0.05
Ald 3	9.2	0.08	0.04	0.04	0.03
Ald 2	7.8	0.07	0.04	0.03	0.03
Ald 1	6.4	0.05	0.03	0.03	0.02

Projected LED Lumen Maintenance

Data references the unregulated performance projections in a 25°C ambient, based on 6,000 hours of LED testing limited per IESNA LM-80-08 and projected per IESNA TM-21-11.

To calculate L50, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	L50	L70	L80
50,000	>8.91	>8.89	>8.86

Lumen Output

Ald Setting	Color Temperature	Lumen Output
Ald 4	3000K	1,591
	4000K	1,644
	5000K	1,667
Ald 3	3000K	1,164
	4000K	1,191
	5000K	1,225
Ald 2	3000K	974
	4000K	994
	5000K	1,025
Ald 1	3000K	874
	4000K	829
	5000K	859

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

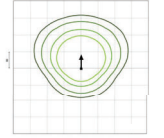
Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.027
5°C	41°F	1.023
10°C	50°F	1.018
15°C	59°F	1.012
20°C	68°F	1.006
25°C	77°F	1.000
30°C	86°F	0.993
35°C	95°F	0.986
40°C	104°F	0.979

Photometric Diagrams


To see complete photometric report or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.


LEGEND

■ 0.1 fc
■ 0.2 fc
■ 0.5 fc
■ 1.0 fc



Switchable Features




 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-755-SERV (7378) • www.lithonia.com
 © 2020-2023 Acuity Brands Lighting, Inc. All rights reserved.

WPX0 LED Rev. 10/11/22



Contractor Select™ WPX LED Wall packs

Cat# _____
 Notes _____
 Type _____



Introduction

The WPX LED wall packs are energy efficient, cost effective, and aesthetically appealing full cut-off solution for both new construction and HID wall pack replacement/renovation opportunities. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.

FEATURES:

- Architectural design at very economical prices
- Energy efficient - payback in less than two years
- Wide range of configuration options available

Note: WPX3 lumen package and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit WPX3 LED.








More configurations are available. Click here to visit www.acuitybrands.com and search for WPX LED.

Luminaire	CCT	Lumens	Input Watts	Photocell	Finish	Voltage	Catalog Number	CI Code	SPC	Part #	Replaces Up To
WPX0	3000K / 4000K / 5000K	850 - 1,650	6.4-13W	Switchable On/Off	DARK BRONZE	120-277V	WPX0 LED ALO SWW2 MVOLT PE DDBXD A2	*276040	1968251806	280	70W Metal Halide
WPX1	4000K	2,300	24W	N/A	DARK BRONZE	120-277V	WPX1 LED P2 40K MVOLT DDBXD M4	*24339K	19304827049	160	150W Metal Halide
WPX2	4000K	6,000	47W	N/A	DARK BRONZE	120-277V	WPX2 LED 40K MVOLT DDBXD M2	*265563	19304827056	120	250W Metal Halide
							WPX2 LED 50K MVOLT DDBXD M2	*265566	19304827070	120	250W Metal Halide

CONTRACTOR SELECT WPX SERIES LED Page 1 of 2



Contractor Select™ WPX LED Wall packs

Cat# _____
 Notes _____
 Type _____

Specifications

INTENDED USE:

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION:

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficiency and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL:

Light engine configuration consists of high-efficiency LEDs with a min LED lumen maintenance of 80/70/60/50 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70 (80 for WPX0). Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package and WPX0 comes with a standard surge protection rating of 2,500).

Note: The standard WPX LED wall pack luminaires come with field adjustable drive current output. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaires).

INSTALLATION:

WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows for a through-conduit wiring on surfaces that don't have an electrical junction box. WPX1, WPX2 and WPX3 come with three 1/2 inch conduit ports on three sides that allow for surface conduit wiring. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS:

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/2021 to confirm which versions are qualified.

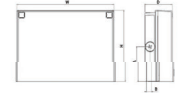
WARRANTY:

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Dimensions

All dimensions are inches (centimeters) unless otherwise indicated.



Front View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location	Weight
WPX0	5.75" (14.6 cm)	5.5" (14.0 cm)	2" (5.1 cm)	N/A	2.5 lbs (1.1 kg)
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.2 cm)	6.1 lbs (2.8 kg)
		13.3" (33.8 cm)	4.1" (10.4 cm)	4.5" (11.4 cm)	6.2 lbs (2.8 kg)
WPX2	13.1" (33.3 cm)	11.1" (28.3 cm)	4.1" (10.4 cm)	4.5" (11.4 cm)	11.3 lbs (5.1 kg)
				4.7" (11.9 cm)	11.3 lbs (5.1 kg)
WPX3	13.1" (33.3 cm)	13.3" (33.8 cm)	4.7" (11.9 cm)	15.0 lbs (6.8 kg)	

CONTRACTOR SELECT WPX SERIES LED Page 2 of 2

PROJECT CONTACTS

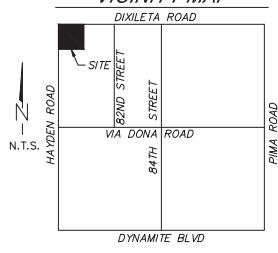
OWNER

VARGO QUARTER HORSES LLC
 12255 E PARAISO DR. LOT 5
 SCOTTSDALE, AZ 85255
 ATTN: J. MICHAEL VARGO
 PH: 614-205-8045
 EMAIL: MVARGO@VARGOMAIL.COM

WESTERN HERITAGE CONSULTING & ENGINEERING

RYAN ALTENBURG
 PO BOX 2117
 MILLS, WY 82644
 RYAN@WESTERNHCE.COM

VICINITY MAP



SITE DATA

A.P.N. ----- 216-70-005L
 SITE ADDRESS ----- 29607 N. HAYDEN RD.
 NET AREA ----- 383,691 S.F.
 PARCEL ZONING ----- R1-190 ESL FO
 EXISTING RESIDENCE ----- 4,833 S.F.
 EXISTING BARN ----- 8,899 S.F.
 EXISTING SHADES ----- 4,846 S.F.
 EXISTING SHED ----- 115 S.F.
 EXISTING COVD PEN ----- 3,386 S.F.
 EXISTING WALL ENCLOSURES ----- 8,066 S.F.
 NEW SHOP ----- 8,000 S.F.
 FUTURE BARN ----- 8,320 S.F.
 TOTAL ----- 46,183 S.F. OR 12%
 OPEN SPACE ----- 337,508 S.F.

LEGAL DESCRIPTION

PER TITLE REPORT THE NORTHWEST QUARTER OF 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.

EXTERIOR LIGHTING

- EXISTING EXTERIOR SITE LIGHTING TO REMAIN PER CASE 21-DR-2002 WITH NO MODIFICATIONS.
- LIGHTING SHALL BE IN ACCORDANCE WITH CITY OF SCOTTSDALE EXTERIOR LIGHTING POLICY AND DSPM EXTERIOR LIGHTING REQUIREMENTS.
- NO FIXTURE IN FOOTHILLS OVERLAY ZONING SHALL BE MOUNTED HIGHER THAN 16 FEET.
- ALL EXTERIOR LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3000 OR LESS.
- THE PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM, AND THE POST-CURFEW LIGHTING HOURS SHALL BE DEFINED AS 10:00 PM TO DAWN. ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING THE POST-CURFEW HOURS WITH THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES.
- 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 EVENT USE ONLY.
- ALL LIGHTING SHALL BE A FIXED POSITION FIXTURE OR THE DIRECTIONAL FUNCTION TO BE DISABLED SO IT CANNOT BE USED.

CASE# 21-DR-2002#2

VARGO QUARTER HORSES, LLC

PHOTOMETRIC DETAIL

CITY OF SCOTTSDALE, AZ

Title: _____

Drawn By: MSP

By: MSP

Date: 8/30/23

Description: DRB APP SUBMITTAL

Rev: 1.0


3/11/24

COS COMMENTS - RESUBMIT

Designed By: MSP

Reviewed By: RLA

Scale: _____


 WESTERN HERITAGE
 CONSULTING & ENGINEERING
 307.215.7430
 info@westernhce.com
 PO BOX 2117
 Mills, WY 82644

Job Number:
 23WHC802
 Sheet Number:
 C4.2



Q.S.
52-47

Aerial

Zoning Aerial

ATTACHMENT #14

21-DR-2002#2

WESTERN HERITAGE CONSULTING & ENGINEERING

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



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

WESTERN HERITAGE CONSULTING & ENGINEERING

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



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:

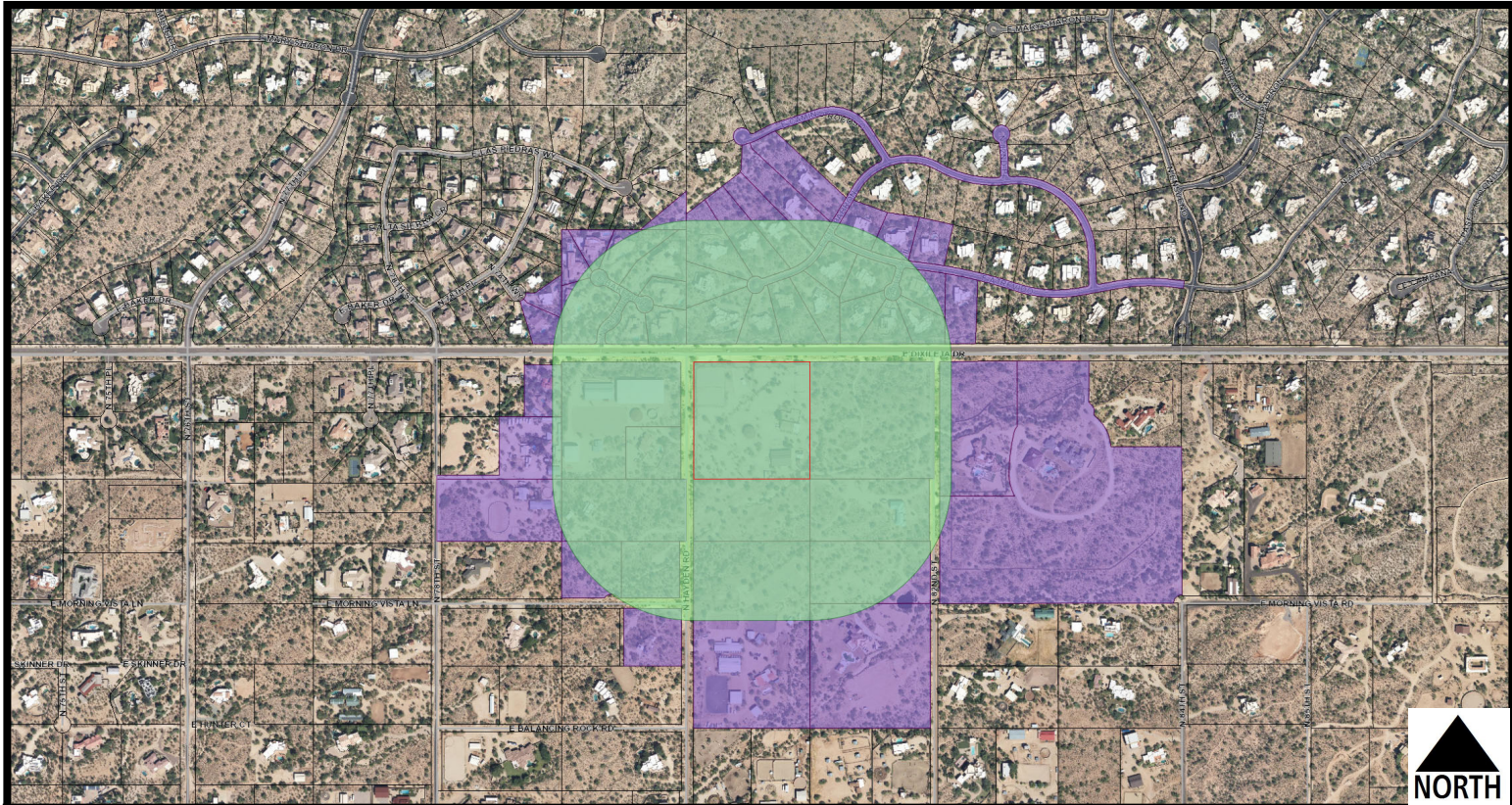
Western Heritage Consulting & Engineering LLC
1551 Three Crowns Drive, Suite 104
Casper, WY 82604
307-215-7430

City Contact:

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

City Notifications – Mailing List Selection Map

Vargo Quarter Horses (VQHS)


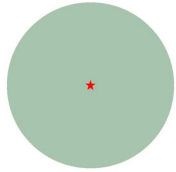


Additional Notifications:

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

Labels Pulled
September 29, 2023

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 74

21-DR-2002#2