



Minor Subdivision Staff Approval

3-PP-2025

CF Ranch Homesteads Lot 11

APPLICATION INFORMATION	
LOCATION: 41197 N Longhorn Dr	APPLICANT David Gulino
PARCEL: 219-47-054	COMPANY: Land Development Services, David Gulino
Q.S.: 67-49	ADDRESS: 5235 N Woodmere Fairway Scottsdale, AZ 85250
CODE VIOLATION #:	PHONE: (602) 330-5252
Request: Request by owner for a preliminary plat for re-approval Carefree Ranch Homesteads Lot "11" into three (3) lots, generally located on the northeast corner of E. Limousin Drive and N. Longhorn Drive, with the Single-family District, Environmentally Sensitive Lands (R1-190/ESL) zoning designation.	

STEP 1

APPROVAL STIPULATIONS

1. Request is for re-approval for preliminary plat approved through case 43-LS-1996 (MCR 1997-0005415). Approval shall require the re-recordation process of final plat approved through case 43-LS-1996. No further action required by the owner as the preliminary plat was found to be completed by the previous approval process. City acknowledges current Arizona Parcel Numbers accordingly.
2. All city codes, standards, and policies to develop parcels are applicable to home construction within any of the three lots.
3. All Natural Area Open Space (NAOS) for lots within the Carefree Ranch Homesteads subdivision is calculated based on slope and Landform per Zoning Ordinance section 6.1060. Final plan submittal shall provide a slope analysis to determine the NAOS required for each parcel.
4. There are no amended development standards approved for this re-approval, as the final plat approved for this Carefree Ranch Homesteads community did not approve development standards. If amended development standards are requested, the request would be required to be submitted for the entire subdivision. Straight R1-190 / ESL standards apply to these lots.
5. Private septic systems must be approved by Maricopa County, per County requirements, prior to permit approval (SRC Section 49-116).
6. The owner/developer will assume the responsibility and requirements to construct a waterline extension along E. Limousine Drive, at their own expense, so that the city can supply water to proposed Lots "11B" and Lot "11C." The waterline extension will also require the installation of an adequate number of fire hydrants so that each lot ("11A," "11B," and "11C") has access to the nearest fire hydrant, that is less than 600 feet from the building envelope (when the length is measured along public street, tracts or existing and/or proposed utility easements).
7. Prior to issuance of individual permits for construction, water service systems shall be extended to serve all included properties (SRC Section 49-219).

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Expiration of Minor Subdivision Approval

This approval expires one (1) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff



DATE:

January 14, 2026

Signature:

Jesus Murillo, 480-312-7849