

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest

**Citizen
Review**



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 445-PA-2016

Project Name: The Outpost

Location: NWC Pima and Dynamite Rds

Site Posting Date: Original Post 10/18/16; Updated 11/21/16

Applicant Name: Beus Gilbert

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Leggett
Applicant Signature

11/21/16
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this 21st day of November 2016



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Affidavit of Posting

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Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) **Public Hearing Notice Sign (Red)**

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Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
- Description of Project and Proposed Use: A unique gas station with a market as part of a greater Planned Neighborhood Center by Swaback Partners.
- Site Acreage: Approx. 1 acre (CUP Request) / Overall Site (Approx. 8.6 acres).
- Site Zoning: PNC-ESL-FO (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

11/21/16 14:34:21

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

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“THE OUTPOST” CONDITIONAL USE PERMIT

445-PA-2016

NEIGHBORHOOD INVOLVEMENT & PUBLIC NOTIFICATION REPORT

Project Notification:

The graphic below shows the neighboring property owners within 750 feet of the site. All properties were included in the property owner notification list.



The comprehensive notification list utilized for this case includes:

- Property owners within 750 feet generated from the Maricopa County Assessor’s site and also the Arizona State Land Department (which falls within 750 feet of the site but is not included in the County’s ownership generated spreadsheet).
- Staff supplied City of Scottsdale “Interested Parties List.”

- Legible entries of people who spoke on record at the previous GPA and rezoning cases were also added to this mailing list as a courtesy.

(See Attachment A: Property Owner & Interested Parties Notification List)

The entire attached mailing list "Attachment A" was mailed by First Class Letter via US Postal Service on November 18th, 2016.

Note: Mr. Bobbie Howard requested to be notified via email *(See Attachment F: Correspondence)*.

Update: The original neighborhood meeting for this request was rescheduled from November 2, 2016 to December 8, 2016. Mailing notification were sent and the sign posting was adjusted to indicate the rescheduled neighborhood meeting date. The letter and photographs for the notification materials for the cancelled and rescheduled meeting have also been included.

(See Attachment B: Notification Letter & Mailing Materials)

Project Under Review Sign Posting:

The completed property posting of "Project Under Consideration" sign was updated on November 21, 2016.

(See Attachment C: (Site Posting Photos & Affidavit)

Neighborhood Meeting:

The Neighborhood Meeting was held Thursday, December 8, 2016 at 6:00 P.M. at the Copper Ridge School inside the Cafeteria.

(See Attachment D: Neighborhood Meeting Summary)

The Neighborhood Meeting Sign-In Sheet from December 8, 2016

(See Attachment E: Open House Sign-In Sheet)

Other Public Involvement:

Telephone Voice Message was received from Mrs. Kubian on December 2, 2016.

The applicant is available to meet with individuals, homeowner associations, and other interested parties at any time during the public process. To date (December 9, 2016) we have not received any additional correspondence other than what is included in Attachment F: Correspondence.

(See Attachment F: Correspondence)

Appendices A

OWNER	ADDRESS	CITY	STATE	ZIP
Abrams, Sandra	8637 N. Willowrain	Scottsdale	AZ	85258
Albergo, Lisa	4473 E. Coyote Wash Drive	Cave Creek	AZ	85331
Allen, Teresa	28408 N. 106th Steet	Scottsdale	AZ	85262
Ambrose, Linda	28700 N. Hayden Road	Scottsdale	AZ	85266
Andrews, Marilyn & Don	22612 N. Church Rd.	Scottsdale	AZ	85255
Battenfield, Tina	28462 N. 101st Place	Scottsdale	AZ	85262
Brown, Janis & Terry	10430 E. Skinner Drive	Scottsdale	Az	85262
Cappel, Robert	33600 N. 79th Way	Scottsdale	AZ	85266
Conklin, Les	27221 N. 71st Place	Scottsdale	Az	95266
Crain, Andrea & Larry	24234 N. 108thWay	Scottsdale	AZ	85255
Davalos Louis	5002 E. Bloomfield Road	Scottsdale	AZ	85254
Diaz, Francis	29662 N. 105th Way	Scottsdale	AZ	85262
Dickerson, Barbara	7501 E. Thompson Peak Pkwy	Scottsdale	AZ	85255
Enkoji, Juanita L. & John	26804 N. 79th Street	Scottsdale	Az	85266
Evan, William	9731 E Hidden Green Drive	Scottsdale	AZ	85262
Fertik, Ira & Arlene	33624 N. 78th Place	Scottsdale	Az	85266
Gladney, Dick	27870 N. 111th Street	Scottsdale	AZ	85262
Godfrey, Nancy Thompson	9222 E. Vista Drive	Scottsdale	AZ	85262
Goodstein	9652 E. Southwind Lane	Scottsdale	AZ	85262
Greenberg, Andrew	10222 E. Southwind lane, #1021	Scottsdale	AZ	85262
Gubler, Lindsey	9095 E. Topeka Drive	Scottsdale	AZ	85255
Guthie, Patricia M	8133 E. Granite Pass Rd	Scottsdale	AZ	85266

Hamilton, Kip	28413 N. 99th Way	Scottsdale	AZ	85262
Hay, Bernard	9591 E. Southwind Lane	Scottsdale	AZ	85262
Hayes, Macy	9307 E. Hidden Green Drive	Scottsdale	AZ	85262
Hayes, Mary Ann	9307 N. Hidden Green Drive	Scottsdale	AZ	85262
Heitel, Jim	8484 E. Dixileta	Scottsdale	AZ	85266
Helms, J.D. & Judy	23205 N. Church Rd.	Scottsdale	AZ	85255
Hendrik, Less	8029 E. Granite Pass Road	Scottsdale	AZ	85266
Hoepf, Dian Jodoin and Jim	7701 E. Journey Lane	Scottsdale	AZ	85255
House, Jan & John	28039 N. 95th Street	Scottsdale	AZ	85262
Howard, Bobbie	9783 E. Hidden Green Drive	Scottsdale	Az	85262
Jeorling, Bill	2601 E. Becker Lane	Phoenix	AZ	85028
Kirtley, Sonnie	8507 E. Highland	Phoenix	AZ	85251
Klein, Fred	12227 E. Palomino Road	Scottsdale	AZ	85259
Kline, Linda & Elliott	7413 E. Russet Sky Drive	Scottsdale	Az	85266
Kout, Daniel	11043 E. Mark Ln.	Scottsdale	AZ	85262
Kunkel, Mark R.	9801 E. Dynamite Blvd.	Scottsdale	AZ	85262
Landau, Jerome	28700 N. Hayden Road	Scottsdale	AZ	85266
Leos, Lynn & Mike	9552 E. Monument Drive	Scottsdale	Az	85262
Melnick, Helena & Lawrence	7979 E. Evening Glow Drive	Scottsdale	AZ	85266
Miller, Ed	9598 E. Southwind Lane	Scottsdale	AZ	85262
Miller, Lynn	22125 N. Dobson Road	Scottsdale	Az	85262
Miner, Doug	9608 E. Peak View Rd.	Scottsdale	AZ	85262
Mineweaser, Rick & Susie	7669 E. Baker Drive	Scottsdale	AZ	85266
Morganstern, Paulette	28482 N. 77th St.	Scottsdale	AZ	85266
Mustafia, Nadia	26347 N. 89th St.	Scottsdale	AZ	85255
Myers, Howard	66631 E. Horned Owl Trail	Scottsdale	AZ	85266
Nguyen, Thao & Leslie	10927 E. Mark Lane	Scottsdale	AZ	85262
Oats, Rick & Donna	9603 E. Balancing Road Rd	Scottsdale	AZ	85262
Paliscak, Paul	8065 E. Granite Pass Rd.	Scottsdale	AZ	85266
Phillips, Copper	7451 E. Via Dona Rd	Scottsdale	AZ	85266
Plosker, Larry & Sue	9545 E. Sutherlands Way	Scottsdale	AZ	85262
Post, David	27855 N. 74th St.	Scottsdale	AZ	85266
Reid, John W.	P.O. Box 28001	Scottsdale	Az	85255
Resident	9644 E. Peak View Road	Scottsdale	AZ	85262

Resident	263 N. 115th Way	Scottsdale	AZ	85255
Resident	8029 E. Granite Pass Rd.	Scottsdale	Az	85266
Resident	7575 N. Via Dona Road	Scottsdale	AZ	85266
Resident	9780 E. Balao Drive	Scottsdale	AZ	85260
Resident	27855 N. 74th St.	Scottsdale	Az	85266
Resident	8300 E. Dixileta Drive	Scottsdale	Az	85266
Resident	9552 E. Monument Drive	Scottsdale	AZ	85262
Resident	7575 E. Via Dona Rd.	Scottsdale	Az	85266
Rudnick, Les	8029 E. Granite Pass Road	Scottsdale	Az	85266
Rue, Bill	10348 E. White Feather lane	Scottsdale	AZ	85262
Salinger, John J.	26156 N. 88th Way	Scottsdale	AZ	85255
Sampier, Robert & Rose	29334 N. 108th Place	Scottsdale	AZ	85262
Sanchez, Roberta	29516 N. 108th Way	Scottsdale	AZ	85262
Shannon, B.J. / Edie	30068 N. 77th Place	Scottsdale	AZ	85266
Somogy, Bert	9415 E. Hidden Green Drive	Scottsdale	Az	85262
Southworth, Kathy	20405 N. 96th Way	Scottsdale	AZ	85255
Stone, Jonieta	28897 N. 94th Place	Scottsdale	AZ	85262
Stratman, Mark & Jamie	10693 E. Skinner Drive	Scottsdale	AZ	85262
Straty, Janis	9367 E. Hidden Green Drive	Scottsdale	AZ	85262
Taylor, Tom & Sharon	9573 E. Mark Lane	Scottsdale	AZ	85262
Tice, Erik	15419 E. Rio Verde Drive	Scottsdale	AZ	85262
Vail, James L. & Mary Ann	8934 E. Calle Buena Vista	Scottsdale	AZ	85255
Watts, Jim	29174 N. 111th St.	Scottsdale	Az	85262
Weber, Gordon	28604 N. 92nd Place	Scottsdale	AZ	85262

Name	Organization	Address
Alan Kaufman	Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241
Avanindra/Anuradha Chaturvedi		26885 Chaucer Place
Brad Lundmark, Property Manager	La Vista at Pinnacle Peak HOA	7740 N 16th St # 300
Clif Tait	GCA & RVA	8302 E Buto Dr
Dan Sommer		12005 N 84th Street
Darcy Clement		7500 E Deer Valley Lot 67
David G. Gulino	Land Development Services	7525 E. Camelback Road, Suite 104
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue
Ed Toschik, President	La Vista at Pinnacle Peak HOA	7657 E Mariposa Grande Dr
Emily Ryan	Capitol Consulting, LLC	PO Box 13116
Fred Unger		7134 E. Stetson Drive; Suite 400
Hank Olsen, President	Sonoran Hills	7711 E. Pozos Dr.
J. P. Lamer		6945 E Glenrosa Ave
Jill Aguirre		8605 E Via Dona Rd
Jim Heather		6732 E Sheridan Street
Joey Airdo	North Scottsdale Independent	23043 N. 16th Lane
John Washington		3518 N Cambers Court
Leon Spiro		7814 E Oberlin Way
Linda Whitehead		9681 E Chuckwagon Lane
Michael Jacks, Secretary	La Vista at Pinnacle Peak HOA	7725 E Camino Del Monte
Mike Merrill	Citizens for Responsible Development	8713 E Vernon Avenue
Nancy Cantor	Scottsdale Coalition	5850 N. 83rd Street
Patti Smith, Property Manager	Bella Vista HOA	7740 N 16th St # 300
Patty Badenoch		5027 N 71st Place
Rodney A. Knight		9414 E San Salvador #225
Sarah Ferrara	Scottsdale Airpark	15000 N. Airport Drive
Chris Schaffner		7346 E. Sunnyside Dr.
Jim Haxby		7336 E. Sunnyside Dr.
Stephanie Bradley		13330 E. Jomax Road
Judith Burns	South of Shea Neighbors Association	9979 N. 131st Street
Annette Petrillo		5136 N. 82nd St
Whitney M. Bostic	Gainey Ranch Community Association	7720 Gainey Ranch Road
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road

Bill Crawford		4390 N. Miller Road, Ste. C-107
Guy Phillips		7131 E. Cholla St.
John Strasser		24055 N. 119th Way
Joan Zuckerman		7295 E. Paradise Dr.
Neil Dempster, MBA, CSP		24573 N. 119th Place
ZERLOTTI MARIO		743 WITTEN RD
ATLAS DEVELOPMENT GROUP LLC		12024 N 61ST ST
WITTER SANDRA/LOCKTON JOHN S/NICOLE		8510 E DYNAMITE BLVD
PIMA REALTY INC		301 NORTH MAIN STREET
LIFE180 INC		8584 E DYNAMITE BLVD
28700 N PIMA RD LLC		28700 N PIMA RD
Arizona State Land Department		1616 W. Adams Street

City	State	Zip Code
Scottsdale	AZ	85255
Stevenson Ranch	CA	92381
Phoenix	AZ	85020
Scottsdale	AZ	85255
Scottsdale	AZ	85260
Scottsdale	AZ	85255
Scottsdale	AZ	85251
Scottsdale	AZ	85251
Scottsdale	AZ	85255
Phoenix	AZ	85002
Scottsdale	AZ	85251
Scottsdale	AZ	85255
Scottsdale	AZ	85251
Scottsdale	AZ	85266
Scottsdale	AZ	85257
Phoenix	AZ	85027
Scottsdale	AZ	85251
Scottsdale	AZ	85255
Scottsdale	AZ	85262
Scottsdale	AZ	85255
Scottsdale	AZ	85257
Scottsdale	AZ	85250
Phoenix	AZ	85020
Scottsdale	AZ	85251
Scottsdale	AZ	85258
Scottsdale	AZ	85260
Scottsdale	AZ	85260
Scottsdale	AZ	85250
Scottsdale	AZ	85262
Scottsdale	AZ	85259
Scottsdale	AZ	85250
Scottsdale	AZ	85258
Scottsdale	AZ	85258

Scottsdale	AZ	85251
Scottsdale	AZ	85254
Scottsdale	AZ	85255
Scottsdale	AZ	85260
Scottsdale	AZ	85255
PLEASANTON	TX	78064
SCOTTSDALE	AZ	85254
SCOTTSDALE	AZ	85262
NEW CITY	NY	10956
SCOTTSDALE	AZ	85266
SCOTTSDALE	AZ	85266
Phoenix	AZ	85007

Appendices B

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3065
dnewcombe@beusgilbert.com

66093-000006

October 18, 2016

VIA U.S. MAIL

Re: Proposed Conditional Use Permit: "The Outpost" – Gas Station.
Pre-Application Case: # 445-PA-2016.
Northwest corner of Pima Rd. & Dynamite Blvd.
Approx. 1 acre (CUP Request)/Overall Site approx. 8.6 acres

Dear Property Owner or Interested Party:

This letter is being sent to all interested parties and Neighborhood Associations and property owners within 750 feet (as well as many of those who provided addresses during the recent rezoning and general plan amendment cases public process) to inform you that our firm will be filing a Conditional Use Permit ("CUP") request on behalf of the landowner for a gas station on approximately a one (1) acre site within an overall 8.6 acre site. The site is located at the northwest corner of Pima Road and Dynamite Boulevard (the "Property") (See the attached – *Aerial Location Map*.) This request will allow for a gas station combined with a market designed by Swaback Partners.

The landowner is committed to fulfilling and developing the contemplated design discussed/presented at the hearings for the general plan amendment and rezoning cases. The proposed gas station will provide a more western/Sonoran Desert design theme consistent with the proposed design paradigm for the overall 8.6 acre center, which will blend within the context of the area. (See the attached – *Site Plan and Conceptual Elevation*).

To that end, we will be having a neighborhood meeting to discuss the CUP request. The neighborhood meeting details are as follows below.

NEIGHBORHOOD MEETING

Wednesday, November 2, 2016, at 6:00 PM
Copper Ridge School: **Cafeteria**
10101 E. Thompson Peak Parkway

For directions, please see the attached Neighborhood Meeting Location Map

CUP "The Outpost"
Neighborhood Meeting Letter
October 18, 2016
Page 2

We invite you to attend the Neighborhood Meeting, but if you cannot attend please feel free to contact the landowner's representative.

Beus Gilbert PLLC c/o Dennis M. Newcombe

(480) 429-3060 – or – via e-mail: dnewcombe@beusgilbert.com

In addition, the City of Scottsdale Project Coordinator for this project will be Jesus Murillo who can be reached by phone at (480) 312-7849 or by email at jmurillo@scottsdaleaz.gov.

Again, thank you for your time, consideration, and openness with us as we move forward through the public process for this Conditional Use Permit request.

Very truly yours,

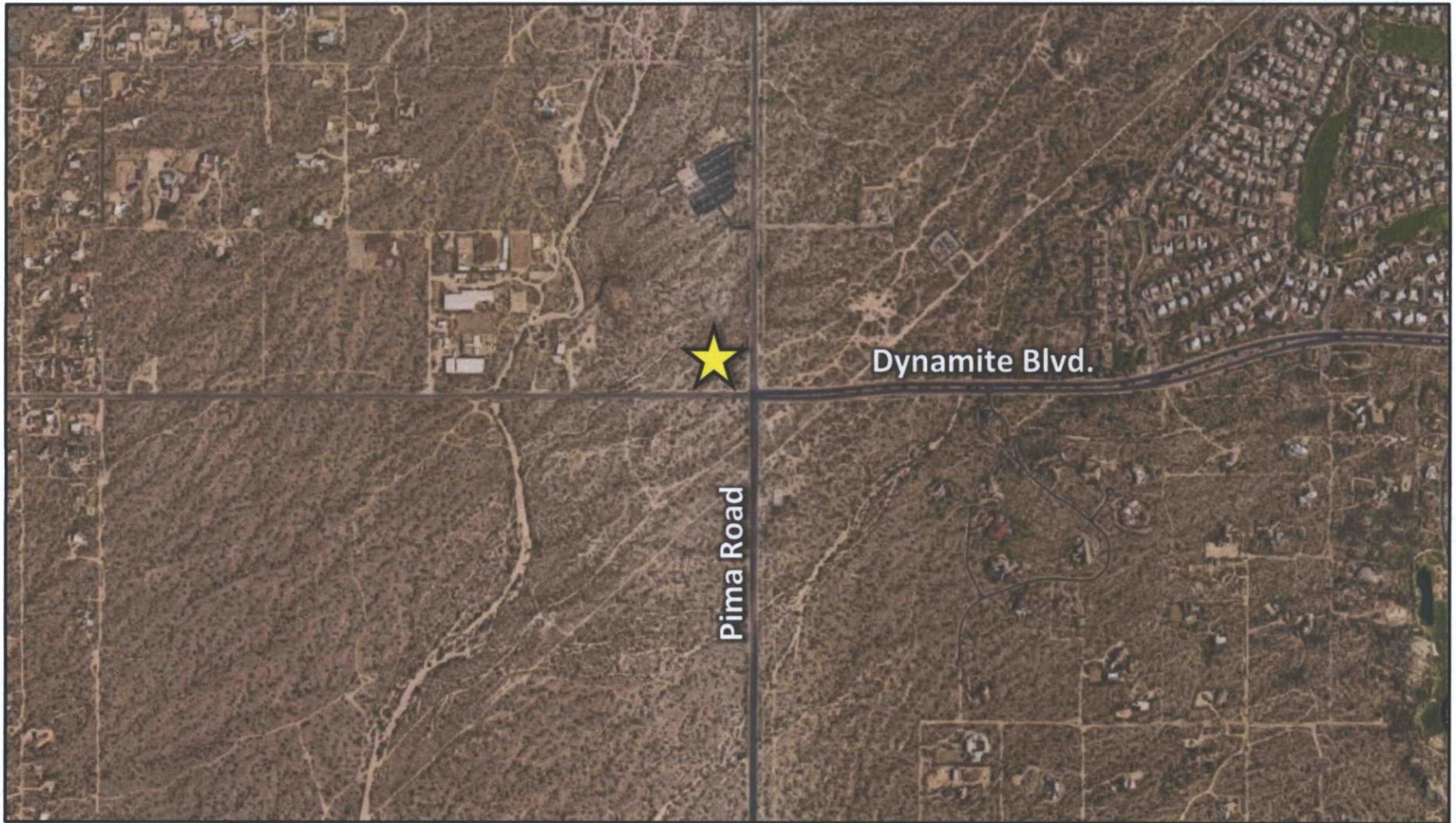
BEUS GILBERT PLLC

Dennis M. Newcombe
Planning Consultant

Attachments:

Aerial Location Map
Site Plan
Elevation
Neighborhood Meeting Location Map

Aerial Location Map
"The Outpost" CUP
Northwest corner of Pima & Dynamite



SITE PLAN



Development Information:




Existing Use: Vacant
Proposed Use: General Store, Gas Station, Hardware Store with Feed and Tack, Flower and Garden Shop, Restaurant, Horse Barn and Pens
Buildings/Description: Five (5) Buildings
Parcel Size: 8.6 acres (net lot area)
Building Height Allowed: 24 feet
Building Height Proposed: 24 feet
Parking Required: 102 spaces
Parking Provided: 107 spaces
Open Space Required: 211,491 square feet (123,595 sf of NAOs and 87,896 sf of Open Space)
Open Space Provided: 223,197 sf (156,464 sf of NAOs and 66,733 sf of Open Space)
Floor Area Allowed: 172,621 sf
Floor Area Proposed: 19,500 sf

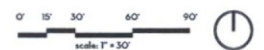
CUP Area Development Information:

Proposed Use: General Store (Market Gas Station) and Gas Station
Acreage: Approximately 1 acre
Square Foot: 5,500 sf (General Store)
Parking Required: 22 parking spaces
Parking Provided: 30 parking spaces

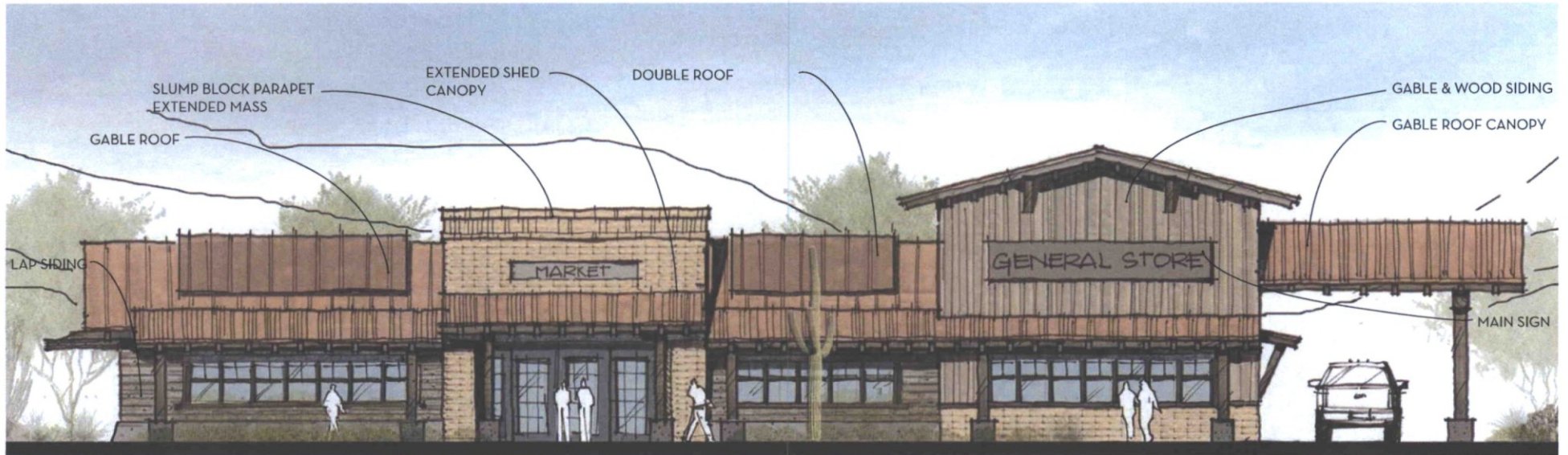
Note: We realize they will utilize the larger site for access, etc. However the specific CUP is for the gas station, which we want to focus the crux of the discussions on – if possible.

Legend:

-  Conditional Use Permit required for Gas Station, Gas Pumps, and Circulation
-  Trail
-  Property Boundary



ELEVATION



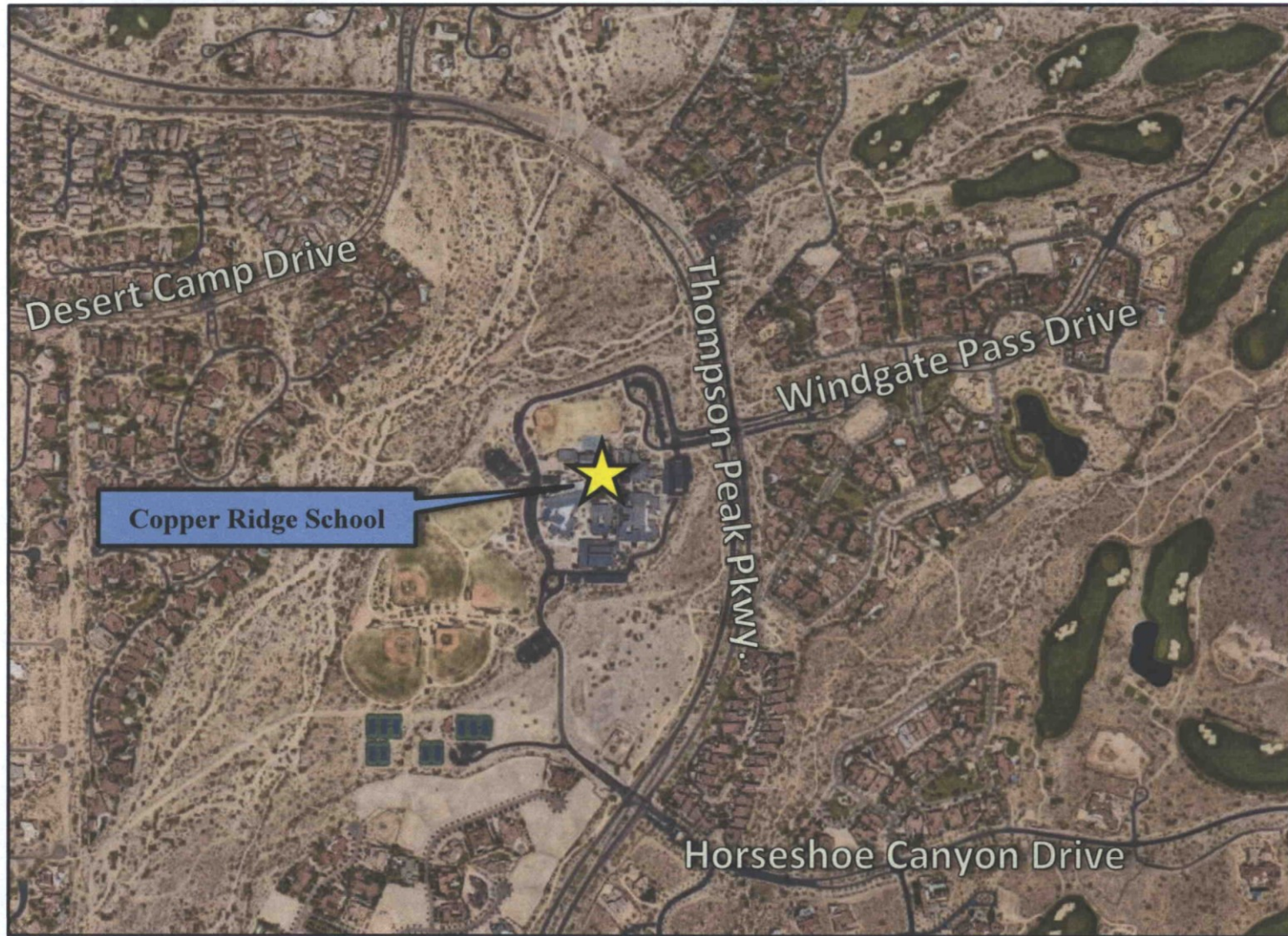
scale: 1/4"=1'

Neighborhood Meeting Map: "The Outpost" CUP

Wednesday, November 2nd, 2016 at 6:00 PM

Copper Ridge School: Cafeteria

10101 E. Thompson Peak Parkway



BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3065
dnewcombe@beusgilbert.com

66093-000006

October 28, 2016

VIA U.S. MAIL

*****NEIGHBORHOOD MEETING CANCELLATION NOTICE*****

Re: Proposed Conditional Use Permit: "The Outpost" – Gas Station.
Pre-Application Case: # 445-PA-2016.
Northwest corner of Pima Rd. & Dynamite Blvd.
Approx. 1 acre (CUP Request)/Overall Site approx. 8.6 acres

Dear Property Owner or Interested Party:

We apologize for the inconvenience, however, due to unforeseen circumstances the November 2nd Neighborhood Meeting for the proposed Conditional Use Permit has been canceled. The neighborhood meeting will be rescheduled at a later date and a new notice will be sent out. Again, we apologize for any inconvenience and appreciate your time and consideration in this process.

*****NEIGHBORHOOD MEETING CANCELED*****

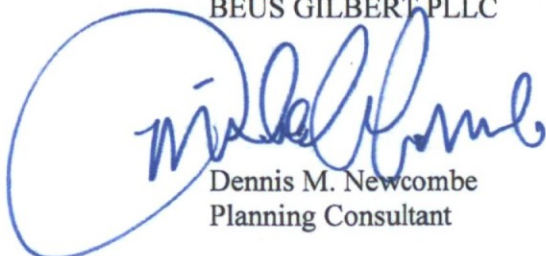
~~Wednesday, November 2, 2016, at 6:00 PM
Copper Ridge School: Cafeteria
10101 E. Thompson Peak Parkway~~

Beus Gilbert PLLC c/o Dennis M. Newcombe

(480) 429-3060 – or – via e-mail: dnewcombe@beusgilbert.com

Very truly yours,

BEUS GILBERT PLLC



Dennis M. Newcombe
Planning Consultant

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3065
dnewcombe@beusgilbert.com

66093-000006

November 18, 2016

VIA U.S. MAIL

Re: Proposed Conditional Use Permit: "The Outpost" – Gas Station.
Pre-Application Case: # 445-PA-2016.
Northwest corner of Pima Rd. & Dynamite Blvd.
Approx. 2.25 acre (CUP Request)/Overall Site approx. 8.6 acres

Dear Property Owner or Interested Party:

This letter is being sent to all interested parties and Neighborhood Associations and property owners within 750 feet (as well as many of those who provided their addresses during the past rezoning and general plan amendment cases public process) to inform you that our firm will be filing a Conditional Use Permit ("CUP") request on behalf of the landowner for a gas station on approximately a 2.25 acre site within an overall 8.6 acre site. The site is located at the northwest corner of Pima Road and Dynamite Boulevard (the "Property") (See the attached – *Aerial Location Map*.) This request will allow for a gas station combined with a market designed by Swaback Partners.

The landowner is committed to fulfilling and developing the contemplated design discussed/presented at the prior public hearings for the general plan amendment and rezoning cases. To that end the proposed gas station will provide a more western/Sonoran Desert design theme consistent with the proposed design paradigm for the overall 8.6 acre center, which will blend within the context of the area. (See the attached – *Site Plan and Conceptual Elevation*).

To that end, we will be having a neighborhood meeting to discuss the CUP request. The neighborhood meeting details are as follows below.

NEIGHBORHOOD MEETING

Thursday, December 8, 2016, at 6:00 PM
Copper Ridge School: **Cafeteria**
10101 E. Thompson Peak Parkway

For directions, please see the attached Neighborhood Meeting Location Map

CUP "The Outpost"
Neighborhood Meeting Letter
November 18, 2016
Page 2

We invite you to attend the Neighborhood Meeting, but if you cannot attend please feel free to contact the landowner's representative.

Beus Gilbert PLLC c/o Dennis M. Newcombe

(480) 429-3065 – or – via e-mail: dnewcombe@beusgilbert.com

In addition, the City of Scottsdale Project Coordinator for this project will be Jesus Murillo who can be reached by phone at (480) 312-7849 or by email at jmurillo@scottsdaleaz.gov.

Again, thank you for your time, consideration, and openness with us as we move forward through the public process for this Conditional Use Permit request.

Very truly yours,

BEUS GILBERT PLLC

Dennis M. Newcombe
Planning Consultant

Attachments:

Aerial Location Map
Site Plan
Elevation
Neighborhood Meeting Location Map

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Wednesday November 2
Time: 6:00 P.M.
Location: Copper Lodge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
- Description of Project and Proposed Use: A unique gas station with a market as part of a greater Planned Neighborhood Center by Swaback Partners.
- Site Acreage: Approx. 1 acre (CUP Request) / Overall Site (Approx. 8.6 acres).
- Site Zoning: PNC-ESL-FO (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

10/29/16 17:33:55

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Wednesday November 2
Time: 6:00 P.M.
Location: Copper Lodge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
- Description of Project and Proposed Use: A unique gas station with a market as part of a greater Planned Neighborhood Center by Swaback Partners.
- Site Acreage: Approx. 1 acre (CUP Request) / Overall Site (Approx. 8.6 acres).
- Site Zoning: PNC-ESL-FO (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

10/29/16 17:36:24

Aerial Location Map
"The Outpost" CUP
Northwest corner of Pima & Dynamite



SITE PLAN



Development Information:




Existing Use: Vacant
Proposed Use: General Store Gas Station, Hardware, Restaurant, Patio Barn, Carriage House, Small Cabin, School House, Settler Cabin
Buildings/Description: Eight (8) Buildings
Parcel Size: 8.61 acres (gross lot area), 7.85 acres (net lot area)
Building Height Allowed: 36 feet
Building Height Proposed: 24 feet
Parking Required: _____ spaces
Parking Provided: 125 spaces
Open Space Required: 198,843 square feet (123,595 sf of NAOS and 75,248 SF of Open Space)
Open Space Provided: 208,054 SQUARE FEET (128,654 sf of NAOS and 72,097 sf of Open Space)
Floor Area Allowed: 171,003 SF (0.50 of net lot area)
Floor Area Proposed: 19,500 SF

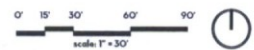
CUP Area Development Information:

Proposed Use: Market Gas Station and Gas Station
Gross Area: 2.25 Acres
Square Foot: 5,500 SF (General Store)
Parking Required: 22 parking spaces + 54 (3 parking spaces/service bay) = 58 (each service bay counts for one required parking space)
Parking Provided: 30 parking spaces
Open Space Provided: 34,000 SF

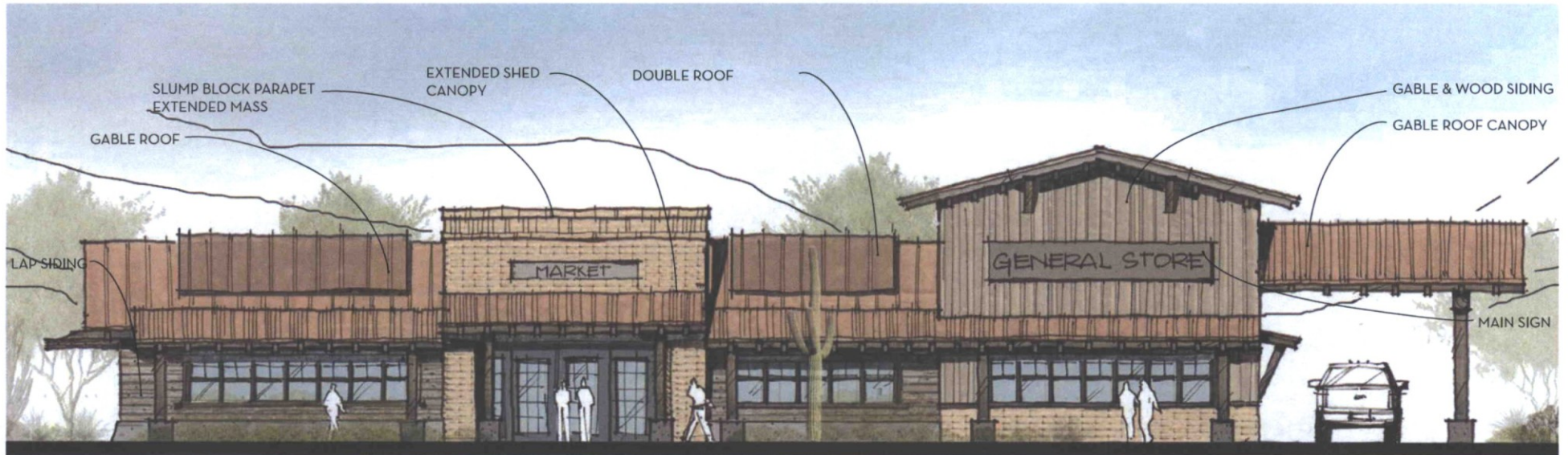
Note: The intent of the Conditional Use Permit is for the Market Gas Station only.

Legend:

-  Conditional Use Permit required for Gas Station, Gas Pumps, and Circulation
-  Trail
-  Property Boundary



ELEVATION



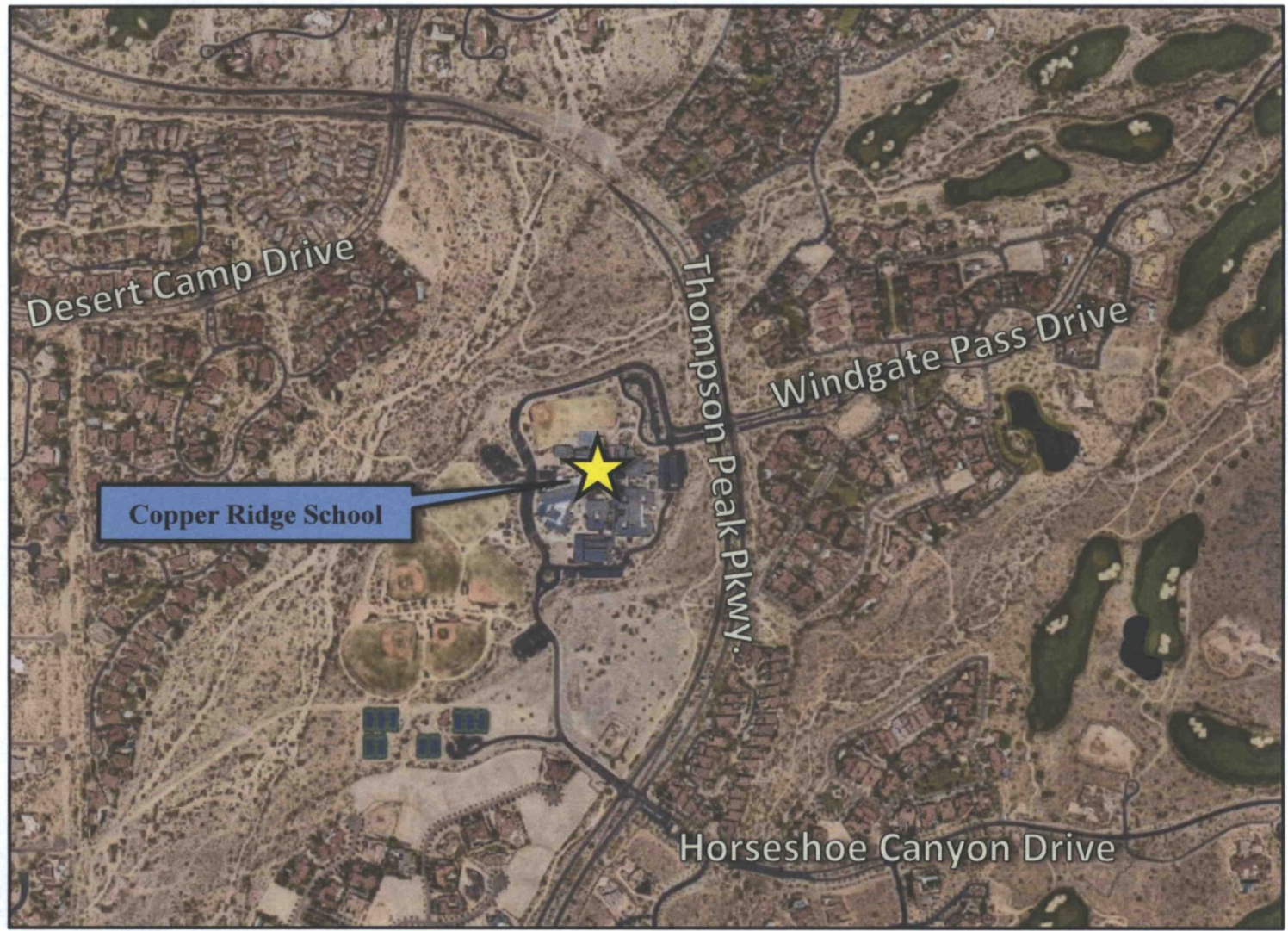
scale: 1/4"=1'

Neighborhood Meeting Map: "The Outpost" CUP

Thursday, December 8th, 2016 at 6:00 PM

Copper Ridge School: Cafeteria

10101 E. Thompson Peak Parkway



Appendices C



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 445-PA-2016

Project Name: The Outpost

Location: NWC Pima and Dynamite Rds

Site Posting Date: Original Post 10/18/16; Updated 11/21/16

Applicant Name: Beus Gilbert

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

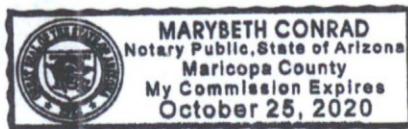
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Ruggatt
Applicant Signature

11/21/16
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 21st day of November 2016



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
- Description of Project and Proposed Use: A unique gas station with a market as part of a greater Planned Neighborhood Center by Swaback Partners.
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- Site Zoning: PNC-ESL-FO (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal -

11/21/16 14:34:21

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
- Description of Project and Proposed Use: A unique gas station with a market as part of a greater Planned Neighborhood Center by Swaback Partners.
- Site Acreage: Approx. 1 acre (CUP Request) / Overall Site (Approx. 8.6 acres).
- Site Zoning: PNC-ESL-FO (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal -

11/21/16 14:34:03

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
- Description of Project and Proposed Use: A unique gas station with a market as part of a greater Planned Neighborhood Center by Swaback Partners.
- Site Acreage: Approx. 1 acre (CUP Request) / Overall Site (Approx. 8.6 acres).
- Site Zoning: PNC-ESL-FO (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

11/21/16 14:35:03

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
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- Site Acreage: Approx. 1 acre (CUP Request) / Overall Site (Approx. 8.6 acres).
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Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

11/21/16 14:33:44

Andrew Armstrong

From: Andrew Armstrong
Sent: Friday, November 18, 2016 2:43 PM
To: 'jmurillo@scottsdaleaz.gov'; 'planninginfo@scottsdaleaz.gov'
Subject: Notice of Neighborhood Open House Meeting - "The Outpost" CUP

Jesus,

I wanted to provide you with the required notification for our upcoming neighborhood open house meeting for "The Outpost" Conditional Use Permit request (445-PA-2016). (You may remember we sent out a cancellation notice for a meeting that was previously scheduled)

The re-scheduled Neighborhood Open House Meeting for this request will take place:

Thursday, December 8th, 2016 at 6:00 PM
Copper Ridge School: Cafeteria
10101 E. Thompson Peak Parkway

Thank you for your time and please feel free to contact me if you have any questions regarding the above information.

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100
Email: aarmstrong@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

Andrew Armstrong

From: Andrew Armstrong
Sent: Thursday, November 17, 2016 4:15 PM
To: 'bchoward123@gmail.com'
Subject: Outpost Neighborhood Meeting Notification
Attachments: Aerial Location Map - Outpost.pdf; Elevations Mailing CUP - Outpost.pdf; Neighborhood Meeting Map - Outpost CUP.pdf; Notification Letter Signed 11-18-16 - Outpost.pdf; Outpost Site Plan 10-24-16.pdf

Mr. Howard,

As requested, we are providing you with an attached notification letter and exhibits by email regarding the proposed Conditional Use Permit request for "The Outpost". Please accept the attachment as a formal invitation to the Neighborhood Meeting on Thursday, December 8th at 6PM at the Copper Ridge School Cafeteria. The details of the meeting location and time are listed within the attached letter. Feel free to reach out to me if you have any additional questions.

Thank you.

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100
Email: aarmstrong@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

Appendices D

Summary of Neighborhood Meeting
Proposed Conditional Use Permit for a Gas Station

“The Outpost”
Pima Road & Dynamite Boulevard
Case: # 445-PA-2016

Meeting Date/Time: Thursday, December 8, 2016 at 6:00 P.M.

Location: Copper Ridge School
Cafeteria
10101 E. Thompson Peak Parkway
Scottsdale, Arizona.

Attendees:

Beus Gilbert PLLC:

Paul E. Gilbert
Dennis M. Newcombe
Andrew J. Armstrong

Swaback & Associates:

Jeffrey Denzak
Todd True

Giovani Architecture:

Bill Jeorling
Val Jeorling

Interested Parties/Nearby Property Owners:

John Enkoji	26804 N. 79 th Street
Juanita Enkoji	26804 N. 79 th Street
D. Floyd Russell	30600 N. Pima Road #109
Jerome & Linda Landan	28700 N. Hayden Road
Tom & Sharon Taylor	9573 E. Mark Lane
Manny Sipru	10350 E. Mark Lane
Rocco & Wanda Christofaro	8627 E. Cactus Wren Circle
Patricia Badenoch	5027 N. 71 st Place
Voanne Copper Phillips	7451 E. Via Dona
Paulette Morganstern	28482 N. 77 th Street

Summary of Meeting:

Paul Gilbert introduced himself, Dennis Newcombe, and Andrew Armstrong with Beus Gilbert, the firm handling the application. He then introduced Jeffrey Denzak and Todd True of Swaback Architects, and then spoke briefly about the history of the site and previous rezoning

and general plan amendment cases. Mr. Gilbert then began a slideshow that covered the following categories:

- Background, history, and current zoning of the area and property.
- Overview and distinction of previous rezoning and general plan amendment cases for the property and the relation to the proposed Conditional Use Permit request.
- Criteria for a Conditional Use Permit.
- Overview of the site plan, gas canopy, general store, drive-thru, and site data.
- Overview of proposed landscape, trees and shrubs, landscape buffers, and revegetation.
- Overview of the scenic corridor surrounding the site and trail.
- Overview of open space plan and data.
- Overview of the site circulation: vehicular, pedestrian, and multi-modal.
- Overview of design theme, character, and materials.
- Overview of site lighting plan and photometric analysis.

Mr. Gilbert then provided a summation of key points before turning it over for questions and comments from attendees.

Questions & Answers:

- Attendee question about the setback and grade of the gas canopy. Jeff Denzak replied there is a significant setback from the street and grade of area and the gas canopy is well screened from the street.
- Question regarding the 2.25 acreage calculation compared with the previous overall approximately nine (9) acre site. It was clarified that the 2.25 acres is for the Conditional Use Permit request only for the gas station.
- Question regarding if the use permit would allow the developer to “backdoor” the remaining development of the overall site. The response clarified that the remaining development would be held to the same quality standards and would ultimately have to be approved by the city design and site planning review phases (i.e. Development Review Board).
- An attendee wanted to know why the project has not been developed. Mr. Gilbert responded that he agreed the developer would like it to be further along than he is today, but many processes, requirements, studies, etc. take time to complete and it was only December 2015 when the rezoning and general plan amendment were approved.
- Inquiry about signage along the roadway. Mr. Denzak’s response was that prior to approvals we will have to show signage and it will be required to blend with the design theme.
- Inquiry about the restrictions on left-hand turns out of the station. Response to the question was only the furthest two (2) entries from the intersection on both roadways would be allowed to have left-hand turn lanes according to early discussions with the city.
- Inquiry about deceleration lanes for the project. Mr. Gilbert responded that the deceleration lane decision will be per the city, which they are requiring.

Appendices E

SIGN-IN SHEET

NEIGHBORHOOD MEETING

DECEMBER 8TH, 2016

COPPER RIDGE SCHOOL: CAFETERIA

10101 E. THOMPSON PEAK PARKWAY

6:00 PM

PROPOSED CONDITIONAL USE PERMIT:

CASE # 445-PA-2016 "THE OUTPOST"

NAME	ADDRESS	PHONE # OR EMAIL
JOHN ENKOJI	26804 N. 79 ST	JTE480@YAN100.COM
JUANITA ENKOJI	26804 N. 79 ST.	JTE480@YAN100.COM
D. FLOYD RUSSELL	30600 N. PIMA Rd. #109 85266	isa.ndo@cox.net
Jerome + LINDA LANDAU	28700 N. HAYDEN ROAD Sittledale, AZ 268	JAL@landauLaw.org
Bill Jeorling	2601 E Beecher Ln Phx	bill@GWDarch.c
Val Jeorling	2601 E. Beecher Ln Phx	
NAME	ADDRESS	PHONE # OR EMAIL

SIGN-IN SHEET

NEIGHBORHOOD MEETING

DECEMBER 8TH, 2016

COPPER RIDGE SCHOOL: CAFETERIA

10101 E. THOMPSON PEAK PARKWAY

6:00 PM

PROPOSED CONDITIONAL USE PERMIT:

CASE # 445-PA-2016 "THE OUTPOST"

NAME	ADDRESS	PHONE # OR EMAIL
Tom + Sharon Taylor	9573 E MARK LN	TTAYLOR10@COX.NET
MANNY SIPRU	10350 E MARK LN	480-3615706
Rocco/WANDA Christofaro	5627 E. Cactus Wren Circle	4802687433
PATRICIA Badenoch	5027 N 71 Place SCAZ	4809499549 guardbadenoch@cox.net
Joanne Copper Phillips	7451 E. Via Dora	85266 copperphillips@cox.net
FAULETTE MORGANSTERN	28482 No. 77 th St.	85266 Cook474396@aol.com
NAME	ADDRESS	PHONE # OR EMAIL

- Inquiry regarding the hours of operation for the gas station. Mr. Jeorling in response stated that the exact hours are unknown at this time, but would be somewhat similar to gas station hours in the area (e.g. Pinnacle Peak General Store), though it is unlikely the “general store” will be open 24 hours.
- Inquiry regarding any contracts with a gas company. Mr. Gilbert stated that Chevron had been negotiating with them previously; however, they are in discussions with others whom are awaiting the outcome of the use permit.
- Attendee question regarding if the developer owns the whole property including the other buildings shown on the greater overall nine acre property. The response was that indeed the developer does own the entire overall property including the restaurant and retail uses.
- Inquiry about roadway widening for the decal lanes. Mr. Gilbert responded that no there would not be. Though in the future the roadways would be scheduled to be widened by the city. Mr. Newcombe pointed out that there was the 75 foot right-of-way dedication and also the 100 foot scenic corridor which will remain unchanged during any future road widening and the trail would also remain in place.
- Attendee inquired if the trail would be equestrian. Response was that yes it will be a multi-use trail.
- Comment regarding the parking not being adequate. The response was that we have provided more than double what is required. Also, there are mix of uses and associated hours that will allow for flexible parking options.
- Question if the general store would be similar to Circle K. Mr. Gilbert responded that it would absolutely not be. The client has spent a great deal of thought and money to produce a high quality design to get away from that type of a gas station development. This general store would be of high quality design and also sell things such as fishing tackle and higher quality food. Similar to what can be found at AJ’s Fine Foods, and most definitely not a Circle K.
- Question about what the canopy shown on the proposed “General Store” is being used for (i.e. drive-thru). Response was that it is a drive-thru which would sell things such as danishes, coffee, sandwiches, etc.
- Question regarding how many gas pumps. Mr. Jeorling responded there would be three islands (3) and three (3) gas pumps per island, for a total of nine (9) gas pumps expected.
- Enthusiastic comment from an attendee to get the project started and get it done now!

****End of Meeting****

Comment Cards Received at the Meeting:

Comment Cards are attached below are the typed versions of those comments received:

- 1) “I am totally opposed to an unneeded and unwanted gas station at The Outpost. I am equally opposed to The Outpost commercial development.” - Juanita Enkoji, 26804 N. 79th Street
- 2) “Dangerous Intersection – Pima and Dynamite - Dynamite is one lane and there lacks credibility when we are told, “It will be widened” – the City is not going to do this – will The Outpost’s

owners do this. Pima has more traffic than easily handled and north of Dynamite will see more and more traffic and more developments. The designer and owners will be held liable as collisions increase.”

3) “If it could be reversed, I would love to see The Outpost gone. It was wrong of the planning commission to promote the project in the rural neighborhood. It was wrong for Council to approve. Total disrespect for all but the developer.”

4) “I am and have been opposed to The Outpost since it was first proposed years ago. Limits should be placed on the number of times a proposal can be submitted. A commercial establishment would only lead to further commercialization, further destroying what’s left of Scottsdale’s unique character.”

The Outpost (CUP) - Neighborhood Meeting (12/8/16)

Comments:

I AM TOTALLY OPPOSED TO AN UNNEEDED
AND UNWANTED GAS STATION AT THE
OUTPOST, I AM EQUALLY OPPOSED TO
~~THE~~ THE OUTPOST COMMERCIAL DEVELOPMENT.

JUANITA ENKOTI

26804 N. 79th ST.

The Outpost (CUP) - Neighborhood Meeting (12/8/16)

Comments:

- Dangerous Intersection - Pima + Dynamite -
- Dynamite is one lane AND there
lacks credibility when we are told "It
will be widened" - the City is not going
to do this - will the outpost's owners
do this -

Pima has more traffic than easily
handled + north of Dynamite will see more +
more traffic + more developments -
The designer + owners will be held liable as
collisions increase.

The Outpost (CUP) - Neighborhood Meeting (12/8/16)

Comments:

I AM & HAVE BEEN OPPOSED TO THE OUTPOST
SINCE IT WAS FIRST PROPOSED YEARS AGO.

~~IF~~ LIMITS SHOULD BE PLACED ON THE NUMBER
OF TIMES A PROPOSAL CAN BE SUBMITTED.

A COMMERCIAL ESTABLISHMENT WOULD ONLY
LEAD TO FURTHER COMMERCIALIZATION,
FURTHER DESTROYING WHATS LEFT OF
SCOTTSDALE'S UNIQUE CHARACTER

The Outpost (CUP) - Neighborhood Meeting (12/8/16)

Comments:

IF it could be REVERSED I would love
to SEE the Outpost gone. It WAS
wrong of the PLANNING commission to
promote the project in the RURAL
neighborhood. IT WAS wrong for Council
to approve. TOTAL DISRESPECT FOR
all but the developer

Appendices F

Andrew Armstrong

From: Dennis Newcombe
Sent: Tuesday, November 01, 2016 3:37 PM
To: 'Bobbie Howard'
Cc: Andrew Armstrong
Subject: RE: You can use my email (instead of snail mail) regarding neighborhood meeting notices

Bobbie,

Thank you very much for the email and will do. I appreciate your time and thoughtfulness very much.

From this point forward our office we will keep you informed via email. (I too agree with not wasting paper.)

Thanks again and have a great rest of the day/week.

Dennis M. Newcombe

Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008
Direct: 480.429.3065 | Main: 480.429.3000 | Fax: 480.429.3100
Email: dnewcombe@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: Bobbie Howard [<mailto:bchoward123@gmail.com>]
Sent: Tuesday, November 01, 2016 3:31 PM
To: Dennis Newcombe
Subject: You can use my email (instead of snail mail) regarding neighborhood meeting notices

Hi, Mr. Newcombe:

I've received a couple of snail mailings from your practice regarding the "Outpost" gas station at Pima and Dynamite.

I just thought I'd let you know that you are very welcome to contact me via email regarding any future correspondence if that is acceptable. I hate to see the waste of paper, time, money, etc for snail mail. If snail mail is required for some legal reason, I understand.

I am very interested in this "Outpost" and do appreciate being informed when there is a meeting about it.

Thank you so much.

Bobbie Howard

9783 E. Hidden Green Dr.
Scottsdale, AZ 85262

bchoward123@gmail.com

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6201 / Virus Database: 4664/13330 - Release Date: 11/01/16

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6201 / Virus Database: 4664/13330 - Release Date: 11/01/16

Telephone voicemail to Beus Gilbert (Dennis M. Newcombe) 12-2-16 from Mrs. Kubian (Fairways at Troon North). Parcel Number: 216-72-215

Yes. I'm a homeowner that lives off of Dynamite near the so-called Outpost development. And I won't be able to attend the open meeting at Copper Ridge School Cafeteria. So I'm going to leave you a message. I've been at the meetings where this thing was just nauseatingly argued against and for. And the "fors" were all people – in fact one woman said to me well, she is just so excited about another gas station. And she lives in Desert ... where is it – Desert Mountain. And she wants the better gas, this will be cheaper gas. And I said to her well, by the time you drive here, you're going to be out of gas. So why not put the development up there? But unfortunately everybody wants it but they don't want it in their back yard. And quite ... and honestly, this project is not welcomed by the people in the neighborhood. And it won't do well with the people that surround it, because this particular developer has been told no by the people in the area numerous times and he just keeps coming back. Now I understand he bought the property and he doesn't like the zone that it has ... the zoning it had. But when he bought it he was fully aware of the zoning. And people don't like the idea that when their voices are suppressed because they keep coming back and coming back and coming back, and not caring what the people in the area care. This meeting that you're having is really useless because your developer doesn't – may I be blunt – give a damn about what the people in the area want or he wouldn't be building this monstrous project on that corner. It's going to create all kinds of traffic, it's going to distort the appearance of the southwest look to this area, which is the whole purpose of the original zoning. So my idea is that I would propose is to pull the whole thing and stop trying to force this down the people's throat. Because it's going to cost him. There are gas stations all over the area that are close enough to get to. As far as I'm concerned, I and my neighbors will never, ever buy gas at your gas station that he's developing. We will never use it. We will drive to Pinnacle Peak and Pima, Pinnacle Peak and Scottsdale Road, the Alma School and Dynamite, anywhere but there. And I just tell you it's just a bunch of developer talk and promises that he has no intention to keep. When I saw the developer, I thought of a used car salesman that should have a checkered suitcoat on or a sport coat on, because that's how he acts. He has no class. And he is not even caring what the people want. He just cares about his almighty buck.



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 11-UP-2016

Project Name: The Outpost

Location: 8738 E Dynamite Blvd

Site Posting Date: Orig post 11/21/17; Update 12/28/17

Applicant Name: Andrew Armstrong

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Mahan Higgett
Applicant Signature

12/28/17
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 28th day of December 2017



Marybeth Conrad
Notary Public
My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

Community Design Studio
7506 E. Indian School Rd.
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M., 12/13/2017
CITY COUNCIL: 5:00 P.M., 01/23/2018

REQUEST: by owner for a Conditional Use Permit (CUP) for a "gas station" use on +/- 2.25-acres of an +/- 8.61-acre site, with Planned Neighborhood Center, Environmentally Sensitive Lands Foothills Overlay (PNC/ESL/FO) zoning, located at 8738 E. Dynamite Blvd.

LOCATION: 8738 E. Dynamite Blvd.

Case Number: 11-UP-2016

Posting
Date:
11/21/17

Applicant Contact:
Andrew Armstrong 480-429-3060
aarmstrong@beusgilbert.com

City Contact:
Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>
Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

12/28/17 13:42:48



City of Scottsdale
PUBLIC NOTICE

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Case Number: 11-UP-2016

Posting
Date:
11/21/17

Applicant Contact:
Andrew Armstrong 480-429-3060
aarmstrong@beusgilbert.com

City Contact:
Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Case File Available at City of Scottsdale 480-312-7000

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Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

12/28/17 13:47:44