

**Marked Agendas
Approved Minutes
Approved Reports**

**The February 16, 2017
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 16, 2017 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Rancho Paraiso 40-DR-2016

Location: 12011 N. 68th Place

Request: Request approval of the site plan, landscape plan, and building elevations for an existing ranch house, two new horse barns, a new tack barn, and a new hay barn, a new covered arena, a new euroxciser, and new accessory structures, all totaling approximately 41,736 square feet of building area, for a boarding, training, and rehabilitation facility for horses on a 6.25-acre site.

OWNER

DFN Community, LLC
602-956-7200

ARCHITECT/DESIGNER

Douglas Frederickson Architecture
602-277-1625

ENGINEER

Integra Consulting, Inc.
602-695-0713

APPLICANT CONTACT

Berry, Riddell, & Rosensteel
602-616-8771

BACKGROUND

Zoning

This site is zoned Single-family Residential (R1-35) District, which allows any use permitted in the single-family residential District (R1-43) which includes day care group home, public elementary and high schools, and churches. Ranches are permitted with a Conditional Use Permit (CUP) and the associated Case #4-UP-2013 was approved by City Council on April 5, 2016.

Context

The property is located on the south side of E. Cactus Road, approximately one-half mile west of N. Scottsdale Road and is surrounded by single-family residences and equestrian lots. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North E. Cactus Road abuts the property to the north. Beyond E. Cactus Road are existing single-family residences located within the City of Phoenix jurisdiction.
- South E. Paradise Dr. abuts the property to the south. Beyond E. Paradise Drive are existing single-family residences (Desert Estates Unit One), zoned Single-family Residential District (R1-35).
- East Existing single-family residences (Desert Estates Unit One), zoned Single-family Residential District (R1-35).
- West Existing single-family residences, zoned Single-family Residential District (R1-35).

Key Items for Consideration

- Development Review Board Criteria
- Sensitive Design Principles
- 4-UP-2013, Conditional Use Permit for a Ranch

DEVELOPMENT PROPOSAL

Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for two (2) new horse barns, a new tack barn, a new hay barn, a new covered arena, a new euroxiciser, and new accessory structures, all totaling approximately 41,736 square feet of new building area, for a ranch on a 6.25-acre site.

Neighborhood Communication

The applicant has notified all property owners within 750 feet of the site. The city also notified all property owners within 750 feet of the site and has posted a sign at the site with notification of the Development Review Board hearing. As of the date of drafting this report, staff has not received any comments.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The 2001 General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several developments permit horse corals. The General Plan encourages projects that are responsive to the unique character in each area of the City and the use of revitalization efforts to provide for the long-term stability of Scottsdale's mature residential neighbors. The designation will remain unchanged by this request.

Access to the redeveloped site is provided by-way of two (2) new primary entrances along N. 68th

Place. Once on-site, vehicles are directed to a right-turn only exit onto E. Cactus Road. The existing single-story ranch home will remain on-site and the existing barns and storage areas will be demolished.

New site improvements include two (2) barns, a tack room, a hay barn, a covered arena, a euroxiceser, three (3) accessory structures, equestrian fences, on-site parking, landscaping, and exterior lighting. Architectural materials and colors emulate a Traditional Ranch theme with a Contemporary style applied to the architectural detailing to mimic the existing character in the area. The premanufactured horse barns and tack barn are metal with paint finishes which include "Slate Grey", "Thunder Cloud" and "Buckskin". Materials and colors for the new site fences are "White" vinyl, galvanized metal and masonry with raked grout lines.

Perimeter landscaping is comprised of various desert species such as Ocotillo and Saguaros. Other plant materials include; Seedless Honey Mesquite, True Green Elm, Yellow Bells, and Purple Hop Bush which are placed along N. 68th Place to screen parking from street view.

Development Information

- Existing Use: Single-family Residential with equestrian area
- Proposed Use: Ranch
- Parcel Size: 6.25 gross acres
6.25 net acres
272,479 square feet
- Buildings (horse facilities, arena, barn): 41,736 square feet
- Building Height Allowed: 30 feet, excluding rooftop appurtenances
- Building Height Proposed: 28 feet-10 inches, including rooftop appurtenances
- Parking Required: 24 spaces
- Parking Provided: 32 spaces

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Rancho Paraiso per the attached stipulations, finding that the provisions of Land Use Element of the General Plan have been met and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS


Planning and Development Services

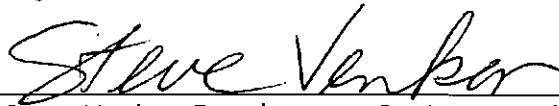
- Current Planning Services
- Stormwater Management
- Fire & Life Safety Services
- Traffic Engineering
- Water Resources

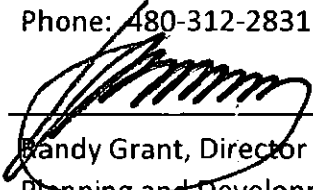
STAFF CONTACTS

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APPROVED BY


Meredith Tessier, Report Author 02/09/2017
Date


Steve Venker, Development Review Board Coordinator 2/7/17
Date
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov


Randy Grant, Director 2/7/17
Date
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Hardscape Plan
 - 7. Building Elevations
 - 8. Wall Details
 - 9. Landscape Plans
 - 10. Electrical Site Plan
 - 11. Photometric Plans
 - 12. Exterior Lighting Cutsheets
 - 13. Community Outreach Letter

**Stipulations for the
Development Review Board Application:
Rancho Paraiso
Case Number: 40-DR-2016**

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, 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 prepared by Douglas Frederickson Architecture, with a city staff date of 12/27/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Integra Consulting, Inc., with a city staff date of 12/27/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Greey & Pickett, with a city staff date of 12/27/2016.
 - d. The case drainage report submitted by Integra Consulting, Inc. and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Use Permit case for the site was: 4-UP-2013.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior mechanical, utility, and communications equipment shall be screened by the parapet or wall that matches the architectural characteristics, color, and finish of the building. Walls or parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Wall heights for ground-mounted units shall be a minimum of 1-foot taller than the tallest unit.

SITE DESIGN:

DRB Stipulations

3. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
4. At time of final plans, any existing walls located within City right-of-way shall be demolished.

5. At time of final plans, all new concrete within adjacent right-of-way shall be revised from "Dark Redwood" to "Gray".

LANDSCAPE DESIGN:

Ordinance

- B. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any trees.

DRB Stipulations

6. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
8. At time of final plans, the applicant shall provide on the landscape cover sheet the total allowable and provided square feet of water intensive plant material in accordance with the City of Scottsdale Revised Code Sections 49-241 and 242.

EXTERIOR LIGHTING:

Ordinance

- C. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- D. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

9. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.

10. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0-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 0.8-foot-candles. All exterior luminaires shall be included in this calculation.

- d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

- 11. With the final plans submittal, the owner/developer shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

- 12. Prior to the issuance of a building permit for the site, the owner shall dedicate to the City the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
North 68 th Place	Suburban Local	none	6-foot shoulder to be constructed along N. 68 th street frontage	a.

- a. The owner shall construct a 6-foot-wide shoulder along N. 68th Street frontage per stipulations in 4-UP-2013.
- b. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.
- 13. Pursuant to 4-UP-2013, access along E. Cactus Road shall be restricted for service vehicles and for exit only. Service vehicles shall only use E. Cactus Road to exit the property. The owner shall install a traffic control sign at the driveway on E. Cactus Road for "NO ENTRANCE".
- 14. Pursuant to 4-UP-2013, the developer shall show refuse collection method on the final improvement plans.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- G. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

- 15. On or before final improvement plan submittal, the owner shall obtain approval on the Final Water and Sewer Basis of Design reports.
- 16. Existing water service lines to this site shall be utilized, or shall be disconnected at the main water line pursuant to the Water Resources Department requirements and DSPM Section 6-1.406.

17. Existing on-site wastewater treatment facilities (septic system/leach field) shall be removed per Maricopa County requirements.
18. With the improvement plan submittal, the owner shall show the location of the existing septic system and leach field with the Maricopa County permit number per DSPM Section 7-1.300.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

19. With the improvement plan submittal, the 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.
20. At time of final plans, the applicant shall provide First Flush Volume stormwater storage for this site.
21. At time of final plans, the owners shall dedicate to the City of Scottsdale Drainage Easements over the retention basins as shown on the grading and drainage plans prepared by Integra Consulting, Inc.



Q.S.
30-44

Google Earth Pro Imagery



Rancho Paraiso

40-DR-2016

ATTACHMENT #1



Q.S.
30-44

Google Earth Pro Imagery



Rancho Paraiso

40-DR-2016

ATTACHMENT #1A



Q.S.
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2015 GIS Orthophoto

Rancho Paraiso

40-DR-2016

ATTACHMENT #2

Development Review Board - Project Narrative
Rancho Paraiso / Najafi Ranch
December 22, 2016

I. Background & Request

The Najafi family has acquired three (3) equestrian lots totaling 6.25+/- acres in the Cactus Road equestrian corridor at the southeast corner of 68th Place and Cactus Road (the "Site") for the redevelopment of the lots as a premier boarding, training and rehabilitation facility for horses. The Najafis view this as their home away from home; Mrs. Najafi is an avid equestrian and intends to pursue her passion without having to drive to north Scottsdale or Rio Verde. As such, the Najafis filed an application and received approval of a Ranch Conditional Use Permit ("CUP") under case number 4-UP-2013, which was approved by City Council on 4/5/2016.

This application is for Development Review Board ("DRB") approval of the site plan, building architecture and landscape design. All improvements on the Site need updating. The family intends to renovate the home on one lot and upgrade the existing equestrian facilities in a manner consistent with the overall architectural and equestrian character of the neighborhood.

II. Equestrian Area Context

This Cactus Road area east of Scottsdale Road to the Phoenix border developed over the years with a rural equestrian flavor with one-acre and larger lots. The equestrian character of the area has long been recognized by the City of Scottsdale. The City has always supported the equestrian uses that give the area its unique identity.



The existing development of the Desert Estates Unit 1 Subdivision with the three (3) Najafi lots shown.

Lots 9, 10 & 11

The City installed trail improvements in the area and wooden corral fences along Cactus Road to serve community riding activities and to enhance the neighborhood's equestrian ambiance.

The Site was subdivided in Maricopa County in 1982, with 24 approximately two-acre (2) lots in the subdivision. Thus, the surrounding neighborhood consists of large lot residential properties most of which have ongoing equestrian uses and homes constructed in the 1960-1980's timeframe. Subsequent to the Ranch CUP approval in April, a property assemblage of Lots 9, 10 and 11 of Desert Estates Unit One was filed with the City to tie the three (3) lots together for the purposes of establishing the new Ranch. At the time of preparing this Narrative, the land assemblage has been submitted to the City for second review.

The north and middle lots acquired by the Najafis have been used together as a boarding and training facility with stables and riding areas on the north lot, and the home, stables, barn, mare motels, exercise areas and extensive horse trailer parking areas on the middle lot. The south lot has been developed with a home, pool and accessory structures. The facilities on the three (3) lots are in need of improvement. This new Ranch offers the opportunity for revitalization within the Cactus Road equestrian area with considerable investment in new equestrian facilities that will enhance the sustainability of the area for equestrian uses.

III. The Specific Plan

The proposed Ranch site plan has been designed with sensitivity to the context of the area and to the adjacent neighbors relative to setbacks, open space and building placement. After meeting with neighbors and listening to their concerns, we have made many changes to the original plan and this narrative, to ensure that this Site is developed and operated in a manner compatible with the surrounding rural neighborhood.



The single-story ranch will remain as shown in its current location on the middle lot with aesthetic exterior and interior improvements to revive the home's architectural appearance and value. It will house the Ranch Manager who will serve as a 24 hour caretaker for the Site, and the Manager's contact information will be available to the neighborhood leadership in the event they have any concerns. The numerous mare motels and horse barns that are currently on the middle and north lots will be removed as well as the existing impervious concrete horse trailer storage areas.

There will be two new barns on the Site, which will be broken up with walkways in between, and setback fifty (50) feet from the neighbors to the east. The barns will have a maximum capacity of 48 stalls (38 stalls for the first year of operation per case 4-UP-2013) which will include the Najafis personal horses, with tack rooms, office, laundry and grooming areas in the center building and barns. Thirty-three (33) stalls will be 12x16 in size, five (5) stalls will be 24 x 16 which can be divided to ten (10) stalls 12 x 16 at a future date, for a total of forty-eight (48) stalls. There will be some attached runs which have been strategically placed to mitigate against any perceived impact on the immediate neighbors to the east. No outdoor training activities shall occur before sunrise or after sunset, except for recreational riding. Other than the owners or ranch employees, no overnight stays by individuals shall be permitted. No campers, RV's or tents shall be used for overnight stays.

The barn stalls, open and covered arenas, and animal storage areas including pastures will be cleaned of manure three (3) times per day. The manure will be kept in an enclosed dumpster at the north end of the barns, which is screened by a block wall, and will be hauled away from the Site every 2-3 days. Delivery and removal vehicles for hay, shavings, manure, and refuse shall only be permitted on Site between the hours of 6 am and 5 pm.

In addition to ensuring that the barn is kept very clean, the barns will have an automated fly control system shall be installed in the barns. A manual fly control system shall be used on the manure storage area. An automated system shall be installed in the manure storage area if the manual system becomes deficient. The operator shall operate the pen's fly control system a minimum of twice a day, or at a frequency to adequately control flies. The Owner shall install an automatic insect control system with scientifically designed nozzles spaced overhead, throughout the barn and connected by nylon tubing. System shall include an accurate, solid state timer that operates the system by opening all nozzles simultaneously that fills the entire barn with a fine mist of Environmental Protection Agency (EPA) approved insecticide for this use on a set time, set schedule that provides a uniform consistent means of controlling insects including adult insects, prohibits re-infestation, and provides extended out of barn protection through its repellent action. This system is used by equine vets, hospitals, and surgery barns, gold medal Olympians and high end equestrian ranches. Insecticides are Environmental Protection Agency (EPA) registered, will not cause irritations to animals or humans are made natural, biodegradable Pyrethrum, are water based so there is no oily build up, kill mature insects and prevent laying of their eggs. In addition, manure piles shall be removed every two (2) to three (3) days. Fly and control systems shall kill and repel: stable flies, horse flies, deer flies, face flies, house flies, horn flies, bott flies, mosquitoes, fleas, ticks, spiders, gnats, and stink bugs. The liquid misted in the air shall be a natural insecticide.

The southern portion of the Site will contain one large arena, a portion of which will be covered. Great care will be taken to ensure that the arena does not generate dust. The arena will be constructed with irrigation sprinklers as well as special footing used to suppress dust. The

paths between the barns and the arenas will also consist of decomposed granite and maintained to ensure that there is no dust to comply with Arizona Department of Environmental Quality (ADEQ) Air Quality Standards. Additionally, all driveways will be concrete to minimize dust.

The arena will not have lights. No night-time riding or lessons will be permitted. Only low level security lighting, and lighting within the barns will be permitted. The maximum height of any outdoor lighting source shall be 16 feet above adjacent finished grade. There shall be no public address system allowed or use of voice amplification devices or outdoor speakers on the Site.

In addition to providing boarding and training, the Site will be a rehabilitation facility for all performance horses. Despite the importance of horses in not only Arizona's economy in general but Scottsdale's in particular, there are few if any rehabilitation facilities for horses in Arizona. This Site will provide a first class rehabilitation for performance horses that will include the latest technology such as an aqua treadmill and salt water spa, which will be in an enclosed building just north of the arenas. The Site will also include a covered Euroexerciser which will be used for rehabilitation and sport horses. The advantage of including the rehabilitation facility on the Site is that not only is it an asset to equestrian enthusiasts throughout the State and who travel to Westworld, it is a very low traffic/low activity use. Typically the owners who put their horses in rehabilitation do not visit with regularity, and the horses are confined to their stalls for medical reasons, except for the limited times that they are receiving therapy.

Regarding the Site, significant changes to the circulation through the Site have been made at the request of the neighbors. We have relocated the ingress and egress points on the plan to 68th Place encouraging a left-turn ingress from 68th Place onto the Site and a right-turn egress from the Site to 68th Place. All private service vehicles will exit the site by making a right-turn only exit on to Cactus Road. This will ensure that service vehicles, such as the manure truck, hay truck and shavings truck, will not drive through the neighborhood but rather exit directly on to Cactus Road. The Najafi's will require all clients to sign and acknowledge as part of their contract that they will not use neighborhood streets for ingress or egress to the site, unless they reside in the surrounding residential area south of the site. No school busses or commercial busses shall access the site to bring visitors or students to the site. No more than two (2) commercial vans per day shall access the site to bring visitors or students to the site. No more than eight (8) students for riding lessons or individual training shall be scheduled on-site at one time on a single day of operation.

Parking is more than ample, with more than one parking space per two horse stalls, exceeding the Ordinance requirements. The parking areas have been designed to preserve, to the greatest extent possible, pervious surfaces rather than using asphalt and concrete, keeping with the rural character of the area. With only one trainer for family and friends and a rehabilitation center, there will be little traffic to the facility. With only one trainer, she can only train a limited number of horses at a time and the arrival and departure of riders will be spaced as a result throughout the day.

Throughout the CUP process, we listened and received input regarding perimeter fencing as well as landscaping from the neighbors, and the perimeter equestrian fencing for the project is a 6'-0" high 5 rail white vinyl equestrian fence – white. All other equestrian fences arena fences, turnout pens and runs internal to the project are 5'-0" high 3 rail Equestrian fences - galvanized. The conceptual landscape plan shows extensive re-landscaping along all street

frontages and along the east property line to provide privacy to the ranch and to buffer and minimize any impacts on neighbors. The landscape palette includes a variety of desert plant materials as well as a broader range of tree species for more effective screening. The property currently has its own water well, pressure and storage tank which will be utilized in the landscape irrigation and maintenance of the arena, turnout and pasture areas. Existing walls along Cactus are proposed to be retained and supplemented with the required 4'6" high corral-fencing behind the block wall to keep the equestrian character of the area. Further, extensive landscaping (shrubs) will be provided between 68th Street and the proposed parking stalls creating a solid screen of the vehicles per the parking ordinance.

Rancho Paraiso is also distinguishable from a commercial stable as it will not be open to the general public, nor will it host public events. Rancho Paraiso will be operated as a private facility with limited invited guests.

IV. Development Review Board Criteria:

Sec. 1.904. - Criteria.

A. 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 property is designated Rural Neighborhoods on the City's General Plan which is described as including "areas of relatively large lot single-family neighborhoods," with equestrian uses existing in flatter areas, "as many lots are large enough for horses and several existing developments permit horse corrals." In the area south of the CAP Canal, these neighborhoods are described as often taking on "a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots." As described above, the City has identified Cactus Road in this area as an equestrian area and has installed a trail and other improvements along Cactus Road in recognition and furtherance of the longstanding equestrian uses in the area.

The City's General Plan encourages projects that are responsive to the unique character in each area of the City and the use of revitalization efforts to provide for the long-term stability of Scottsdale's mature residential neighbors. The ranch proposal implements both of these goals. It also furthers the goals of preserving and enhancing the area's unique sense of being an equestrian neighborhood and of encouraging context appropriate new development in an established equestrian area within the community.

Another Cactus Road equestrian area east of the Site was recognized in the Cactus Corridor Area Plan for the area of Cactus east of Pima Road and north of Shea Boulevard approved by the City Council on May 5th, 1992. The Plan was created in response to property owner concern about the declining equestrian experience and the viable use of their property for horse related activities. The issue was how to maintain the equestrian character and lifestyle of the area with

increasing pressure for more suburban development. Although not included in this more eastern Cactus Corridor Area Plan, this section of Cactus Road has been recognized as an equestrian corridor area with the large numbers of equestrian uses and prominent trail system installed by the City along Cactus Road. It has also been threatened by the same replacement of equestrian uses with suburban development and, therefore, a project like this, which enhances the equestrian facilities and character of the area, furthers the sustainability of equestrian uses, which have been supported by the City in this area and was the goal of the Cactus Corridor Area Plan farther to the east.

The criteria established in the Design Standards & Policies Manual will be adhered to with respect to site design. Additionally, see Conditional Use Permit outline below from case 4-UP-2013.

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 site is relatively flat, however, proposed structures, amount and location of open space and context of surrounding neighborhood has established the basis for creating a traditional architectural theme with contemporary detailing. As detailed under Section III above, the location of all equestrian elements (barns, hay storage, arena, etc.) have been carefully thought out and vetted with the neighborhood.

- b. *Avoid excessive variety and monotonous repetition;***

Response: The site design incorporates a various building sizes and function which lend itself to unique and interesting architectural character vs. static, monotonous buildings.

- 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 applicable Scottsdale Sensitive Design Principles have guided site and building design. A traditional ranch/horse farm theme has been selected for the architectural design of the facilities enhancing the equestrian design character of the area. In replacing the existing dated and unkempt equestrian improvements on the Site, the Najafi family is committed to developing a high-quality equestrian Site that will be viewed as an asset in the neighborhood with four sided architecture. The traditional architectural theme will be expressed with a contemporary flavor and detailing. The hay barn has been designed with an adequate height to store a long-term food supply to cut down on deliveries to the site. The extensive landscaping including primarily desert vegetation with non-desert shade trees and shading elements respond to desert conditions. The desert landscaping and on-site well for irrigation and dust control provide for efficient use of water. The traditional "horse farm" architecture of Rancho Paraiso will be accentuated with sophisticated contemporary detailing creating a first class ranch facility.

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

Response: Not applicable.

- 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.

- 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: As demonstrated with the site plan the ingress, egress, internal circulation, parking and loading have been design in a manner that promotes safety and convenience for the facility users.

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

Response: Mechanical equipment, appurtenances and utility boxes will be appropriately screened and integrated with building design in terms of finishes, placement and paint color.

- 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: No applicable.

- B. The property owner shall address all applicable criteria in this section.**

V. Conditional Use Permit Criteria (4-UP-2013)

As required pursuant to Section 1.401, the approved Ranch CUP will not be materially detrimental to the public health, safety or welfare because there will be no damage or nuisance arising from noise, smoke, odor, dust, vibration or elimination and no unusual volume of character of traffic introduced into the neighborhood. The applicant is including dust proof surfaces on all paths, and great care will be taken to insure that the arena does not generate dust through the use of special footing and irrigation. No outdoor arena lights have been included, and there will only be minimal nighttime security lighting on the property.

Regarding traffic, as detailed in the letter from the traffic engineer provided with the CUP case, the traffic generated by this use is comparable to the number of homes that could be constructed there by right today. Moreover, service vehicles will be exiting on to Cactus Drive and thus will not impact the neighborhood.

As provided with case 4-UP-2013 the specific conditions for a Ranch CUP in Section 1.403.O are being satisfied as outlined below and provided as part of this DRB Narrative for reference:

O. Ranch.

- 1. The minimum property shall be five (5) acres gross.***

Response: The CUP site is 6.25 acres.

- 2. Structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage shall be set back a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190 and Single-family Residential R1-130. Dwelling units, accessory structures incidental to dwelling units, and irrigated pasturage may occur within the fifty-foot setback area subject to the setback requirements of the applicable zoning district.***

Response: The fifty (50) foot setback from single-family residential property is maintained.

- 3. The front yard shall be that of the applicable zoning district or forty (40) feet, whichever is greater.***

Response: The front yard on all three street frontages is forty (40) feet.

- 4. There shall be no shows or other activities which would generate more traffic than is normal to a residential area unless the proposed site has direct access from a major street as set forth in the Transportation Master Plan and the Design Standards & Policies Manual. Permission for such shows may be obtained from City Council. Notification shall be provided in a letter that explains the nature and duration of the activity, accommodations for spectators, traffic impacts and additional parking for vehicles. This letter shall be submitted to the City Clerk at least one (1) month prior to the date of the show or activity.***

Response: No such activities are proposed.

- 5. All pasture and animal storage shall be enclosed with fences or walls of a minimum of four (4) feet six (6) inches in height. The design of these enclosures shall be shown on drawings submitted with the use permit application.***

Response: The required fencing is provided.

6. The applicant shall provide a specific plan which includes the physical containment and location for manure storage and/or a disposal program which minimizes odor and fly impacts on adjacent parcels. The spreading and tilling of manure into the soil of paddock, pasture or arena areas may be considered manure disposal.

Response: The manure storage/disposal plan is part of the applicant's submittal.

7. The owner shall provide a specific program for fly control in barn and stable areas which minimizes the attraction to and successful breeding of flies.

Response: The fly control program is part of the applicant's submittal.

8. All laws applicable to the public health must be complied with for the entire period of operation of the ranch.

Response: Acknowledged.

9. All activity and pasture areas shall be grassed, sprinklered, or treated with regularly tilled high organic soil mix for dust suppression.

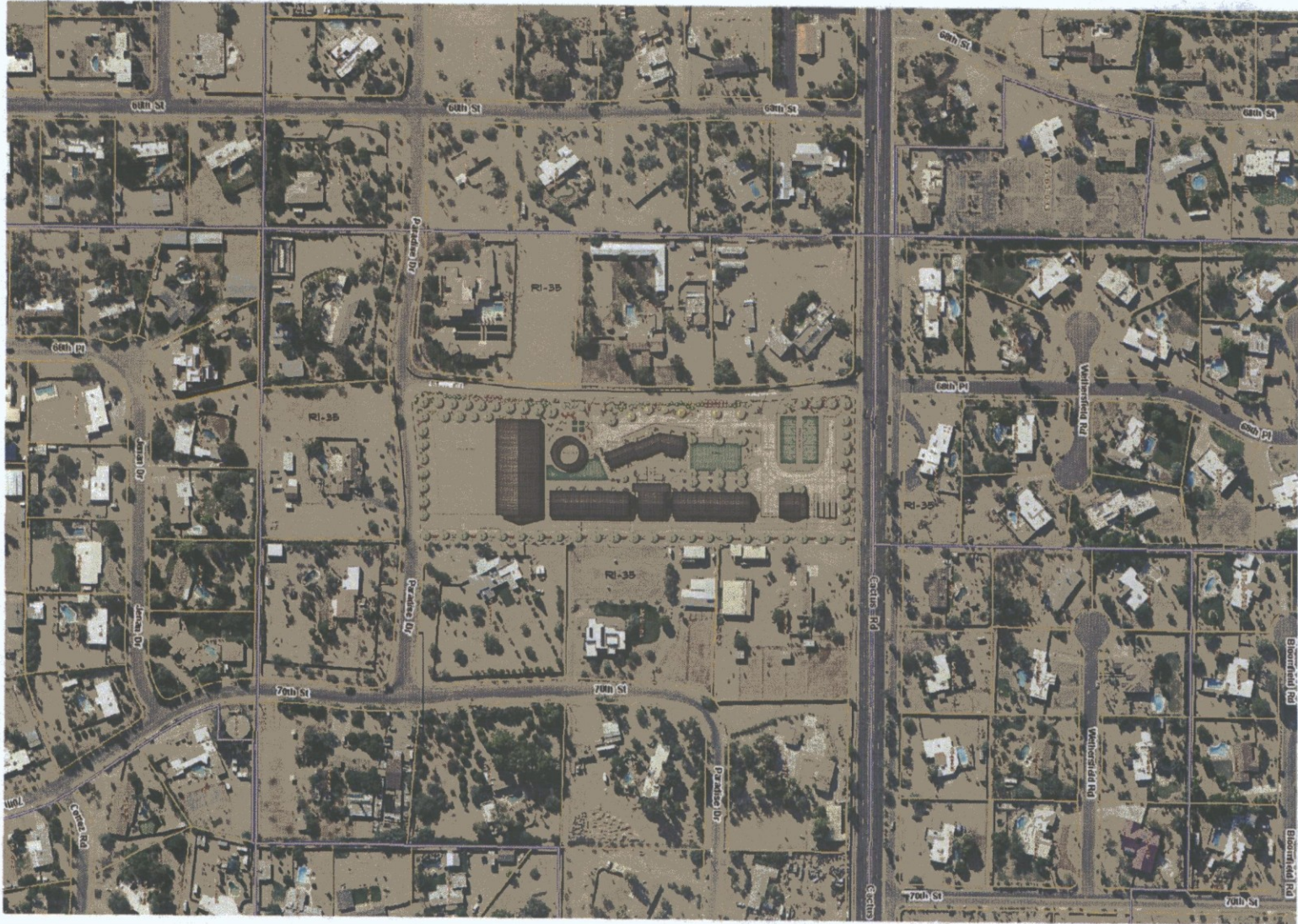
Response: All activity and pasture areas are proposed to be grassed, sprinklered or treated with regularly tilled high-organic soil mix for dust suppression, and will be treated regularly for dust suppression as well. Driveways will be concrete to minimize dust.

10. Upon revocation of the use permit or abandonment of the ranch operation any accessory residential structures shall be removed.

Response: Acknowledged. Applicant further acknowledges that failure to comply with the requirements of case 4-UP-2013 and the CUP criteria provided in the narrative could result in revocation of the use permit by the City.

VI. Conclusion

DRB approval of the proposed Ranch will allow residential and equestrian uses in a manner that complies with the approved CUP (4-UP-2013) and will be operated in a manner that is compatible with the neighborhood. The ranch and upgraded equestrian facilities will revitalize and re-establish the equestrian character of this Cactus Road equestrian corridor area. Architectural theming will blend with the surrounding context while providing a fresh design with traditional equestrian influences.



context plan
scale: 1" = 100'-0"



RANCHO PARAISO

12011 North 68th Place, Scottsdale, Arizona



Douglas Fredrikson Architects
727 East Broadway Home Road, #120
Phoenix, Arizona 85014
480-977-7400

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13100

4th plan

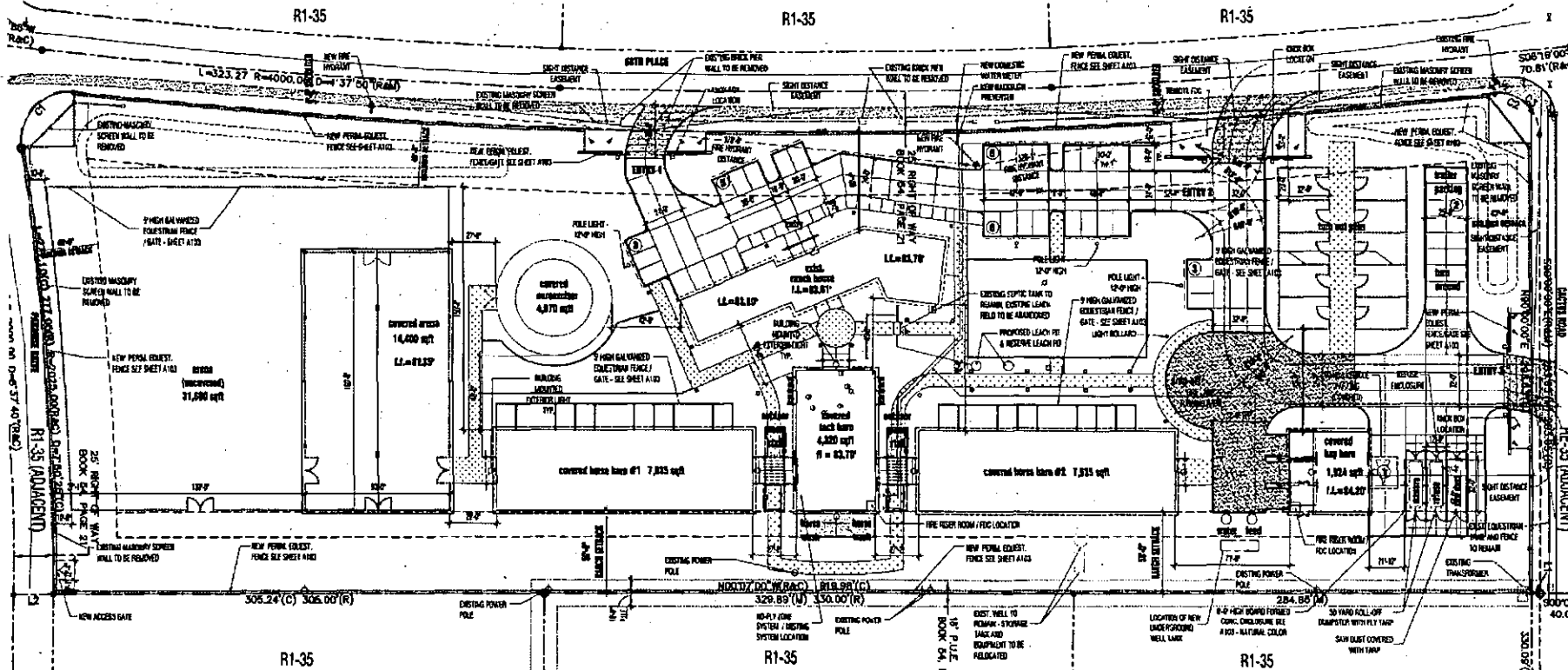
issue date

06.05.2016

revisions



Plot Log # 3978-16 / Use Permit # 4-LP-2013



RANCHO PARAISO

© 2011 North 52th Place, Scottsdale, Arizona



Douglas P. Johnson
12700 North 52nd Place, Suite 100
Scottsdale, Arizona 85254
360.277.1820

Project Data

ASSESSORS PARCEL NUMBER:	175-20-02, 175-20-04, 175-20-07
NET SITE AREA:	272,479 S.F. (6.255 ACRES)
EXCESS SITE AREA:	272,479 S.F. (6.255 ACRES)
EXISTING ZONING:	R1-35 RESIDENTIAL
PROPOSED ZONING:	R1-35 / CONDITIONAL USE PERMIT - RANCHO
PROPOSED BUILDINGS (FOOTPRINTS):	
• CENTRAL BARN #1	EXISTING 7,865 SF
• NEW HORSE BARN #1 (18 STALLS)	4,800 SF
• NEW HORSE BARN #2 (18 STALLS)	7,865 SF
• NEW HAY BARN	1,524 SF
PROPOSED ACCESSORY STRUCTURES (FOOTPRINTS):	
• NEW COVERED AREA	18,000 SF
• NEW BARBERSHOP	4,870 SF
PROPOSED ACCESSORY STRUCTURES:	
• (1) HORSE STORAGE BFT ENCLOSURE WALL	300 SF
• (1) SANDLOT STORAGE BFT ENCLOSURE WALL	300 SF
• (1) PERSHOP STORAGE BFT ENCLOSURE WALL	200 SF
PROPOSED SQUARE FOOTAGE AREAS (NOT FOOTPRINTS) ATTACHED TO STRUCTURE:	
• AREA PAUSE	10,000 SF
• (1) 80 X 30 TUFFTOP PERM	4,400 SF
• (2) 12 X 12 STALL PERM	3,456 SF
PARKING FOOTPRINTS:	
• 1 PARKING SPACE / 7 STALLS (18 STALLS FUTURE)	24 PARKING SPACES
• ACCESSIBLE:	NOT REQUIRED FOR R1-35 ZONING
• BICYCLE:	NOT REQUIRED FOR R1-35 ZONING
PROPOSED PARKING:	
• PARKING SPACES VEHICULAR ONLY (10 X 20)	17 PARKING SPACES
• PARKING SPACES TRUCK / TRAILER (12 X 40)	4 PARKING SPACES
• HANDICAPPED PARKING (CONCRETE)	1 PARKING SPACE

General Notes

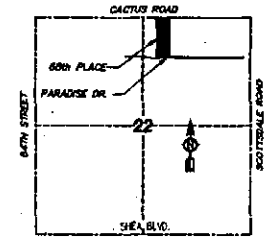
1. AT TIME OF FINAL PLANS THE OWNER SHALL VERIFY THAT THE EXISTING WALLS LOCATED WITHIN THE NORTH OF HAY PILE HAVE BEEN REMOVED.
2. AN ADDITIONAL HAYPILE WILL BE REQUIRED TO PROTECT THE PROPERTY.
3. THE HORSE BARN WILL REQUIRE A SEPARATE FIRE LINE SERVICE FOR THE SPRINKLER SYSTEM.
4. AN FRC WILL BE REQUIRED NEAR W. 20TH ST.
5. FRI ACCESSIBLE STAIRS (SLOPE 1:12) WILL BE REQUIRED FOR HAY PILE.
6. REMEDIATION ACCORDING TO EXISTING RESIDENCE EXCEEDING 25% VALUE OF EXISTING HOME WILL REQUIRE INSTALLATION OF FIRE SPRINKLER SYSTEM.
7. THE COVERED AREA MUST COMPLY AS AN OPEN EQUINE TRAIL AREA FOR RIDING ONLY TO BE EXEMPTED FROM FIRE SPRINKLERS.
8. THE EXISTING 60-FOOT WELL SHALL COMPLY WITH ACPM AND NCTSD.
9. ADDITIONAL WATER DEVELOPMENT FEES WILL BE ONE-THIRD OF THE AREA OF THE NORTH LOT.
10. POLE MOUNTED LIGHTS ARE NOT TO EXCEED 10' 0" IN HEIGHT.

4-UP-2013 - Conditional Use Permit Stipulations

1. Stipulations 1, 4, 14, 15, 19-21 & 24 - Refer to site plan (this sheet)
2. Stipulations 2, 3, 5-13, 17, 17.1, 22 & 23 - Refer to Sheet A101a

site plan

SCALE: 1" = 30'-0"



vicinity map

SCALE: 1" = 150'

Plot Log # 397B-16 / Use Permit # 4-UP-2013

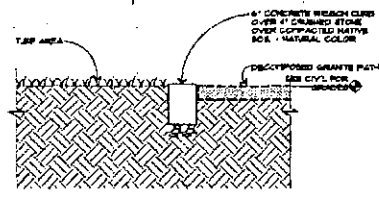
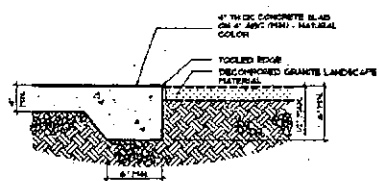
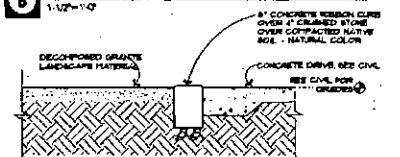
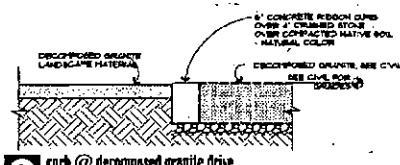
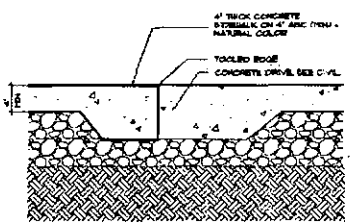
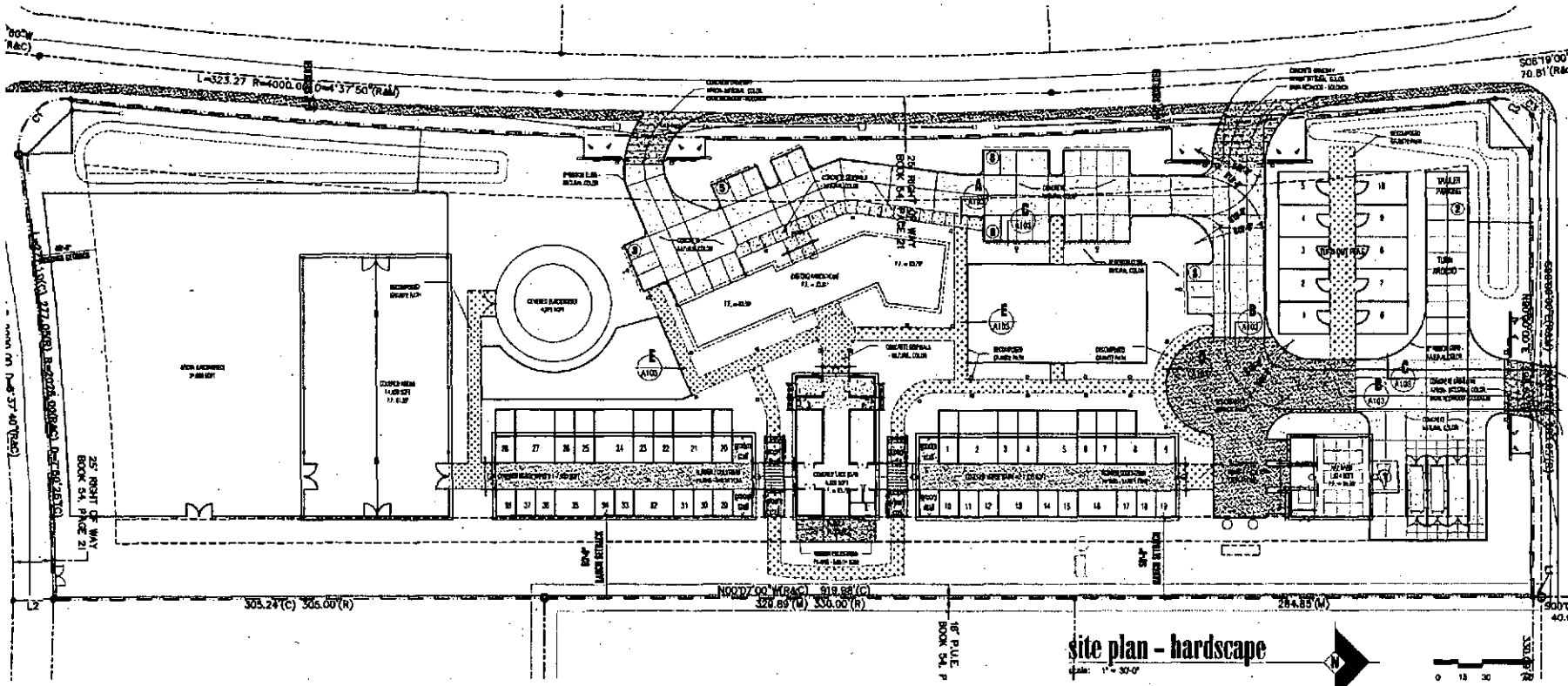
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Issue date
10.25.2013

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ATTACHMENT #5



RANCHO PARAISO



Douglas Fredrickson Architects
77 West Berkeley Avenue, Suite 51-123
Berkeley, CA 94704
415.371.1021

13100

Issue Date

10.29.2015

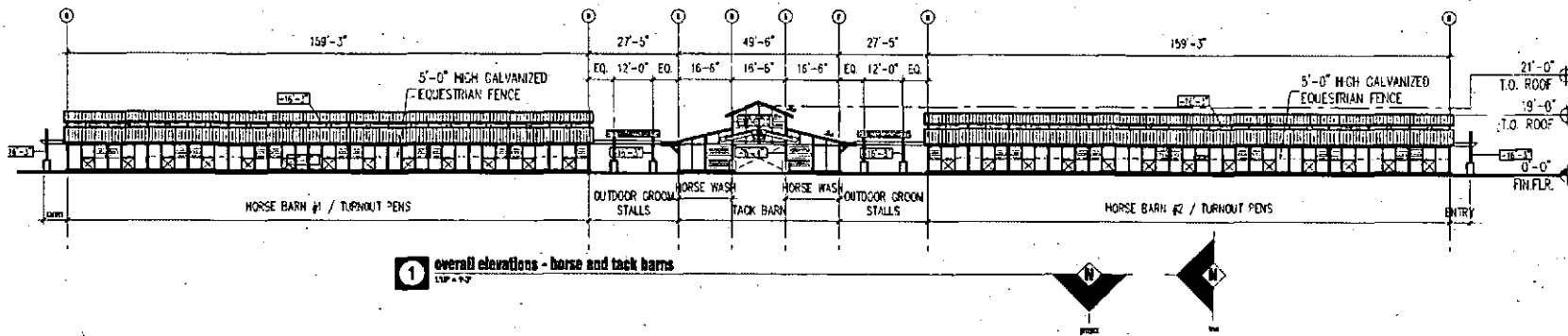
revisions

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102

13011 Norm 153th Place, Scottsdale, AZ 85254
Plan Log # 3978-16 / Use Permit # 44UP-2013


ATTACHMENT #6



1 overall elevations - horse and tack barns



RANCHO PARAISO




Douglas Fretwell Architects
17700 N. Hayden Avenue, Suite 4-103
Phoenix, Arizona 85024
602.977.1820

13100

issue date

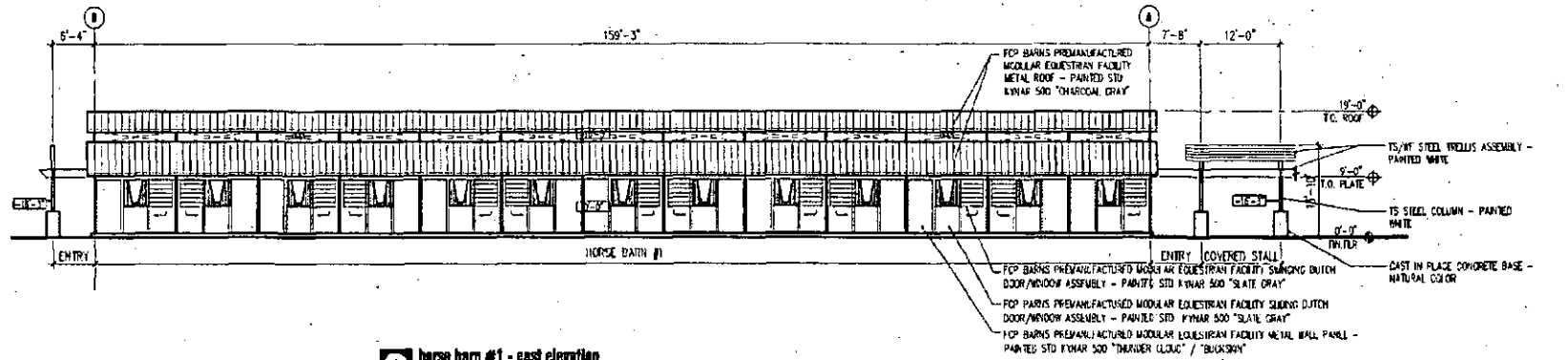
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revisions

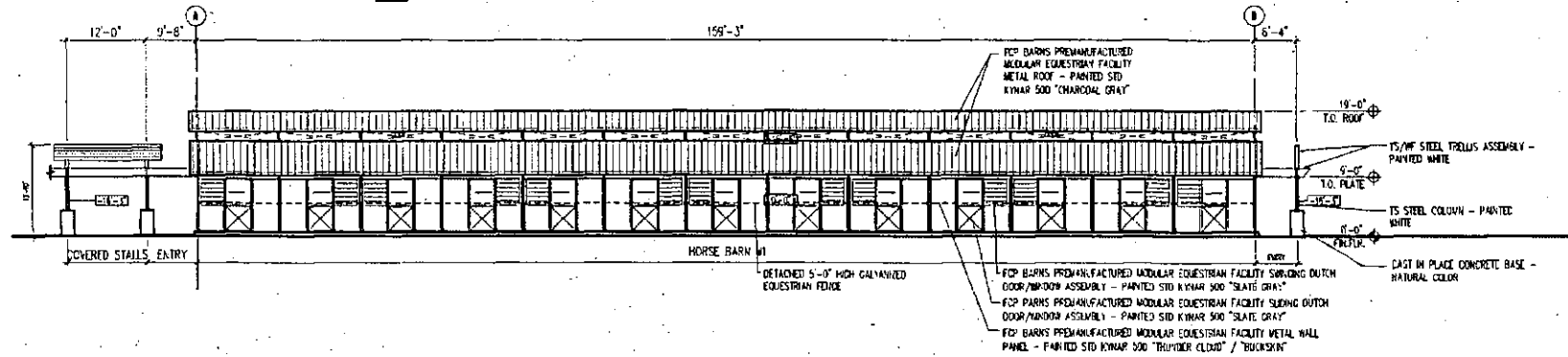


2018.10.13 - 11:31 AM - Plans - Scale - Arizona
Plot Log # 3878-16 / Use Permit # 4-UP-2013

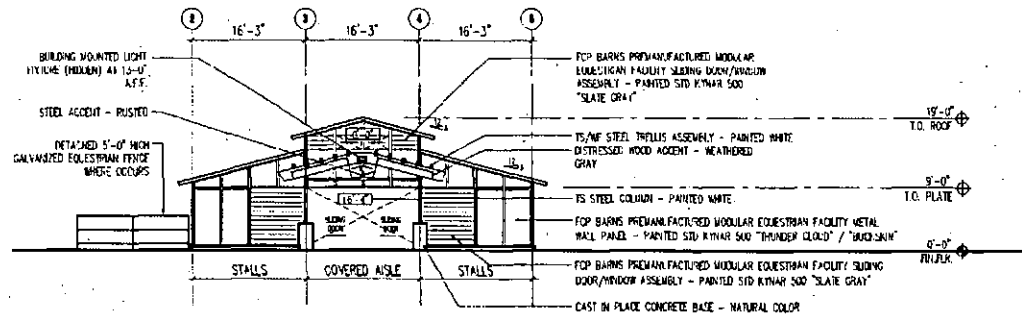
ATTACHMENT #7



1 horse barn #1 - east elevation
17-17



2 horse barn #1 - west elevation
17-17



3 horse barn #1 - end elevation
17-17



RANCHO PARAISO

2011 North 15th Place, Scottsdale, Arizona



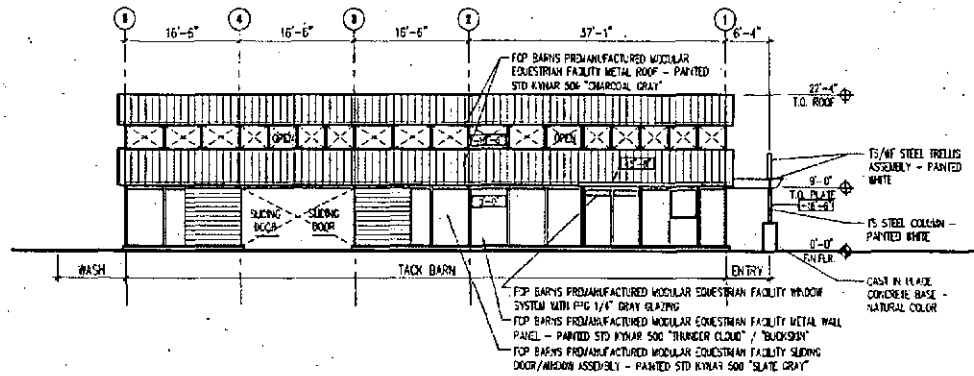
Douglas Fredrickson Architects
727 West Broadway, Suite 200, Phoenix, AZ 85001
PHOENIX, ARIZONA 602.441.1111

13100

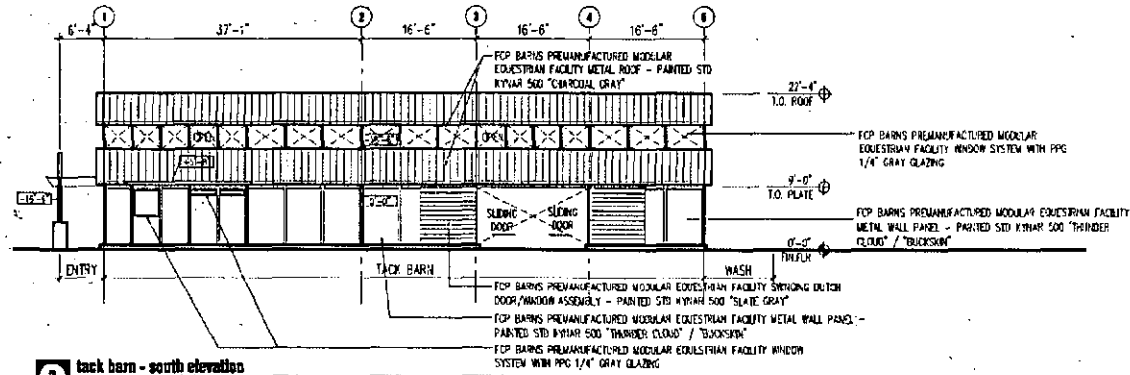
has been all drawings
issue date
10.25.2014
revisions



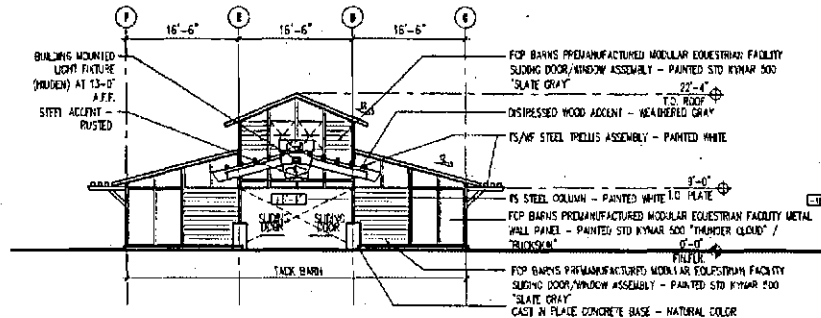
Plan Log # 3878-16 / Use Permit # 4-UP-2013



1 tack barn - north elevation
1P-1P'



2 tack barn - south elevation
1P-1P'



3 tack barn - end elevation
1P-1P'



RANCHO PARAISO



Douglas Friedman Architects
137 East Gateway Drive, Suite 40-100
P.O. Box 8001
92077-1025

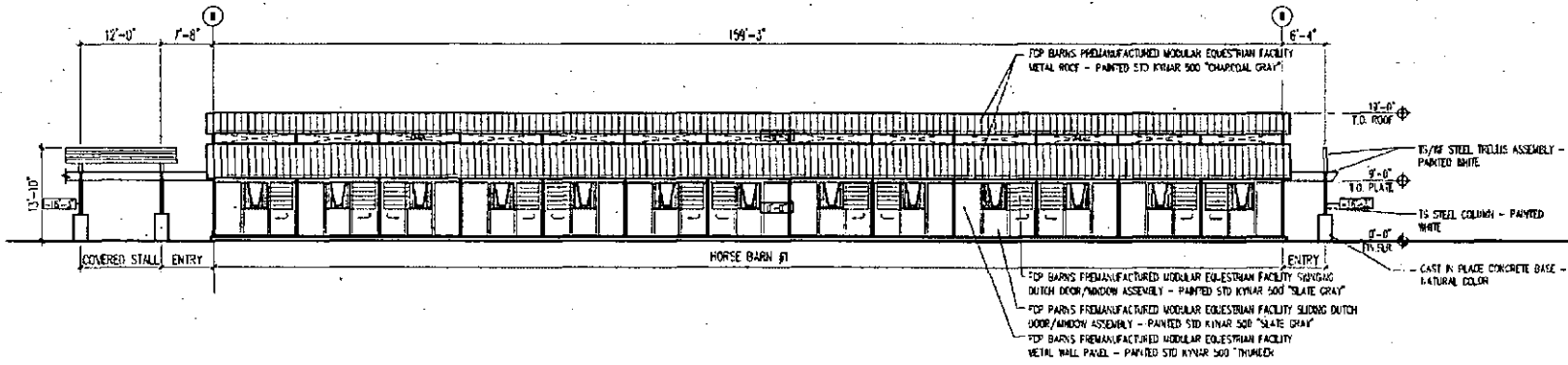
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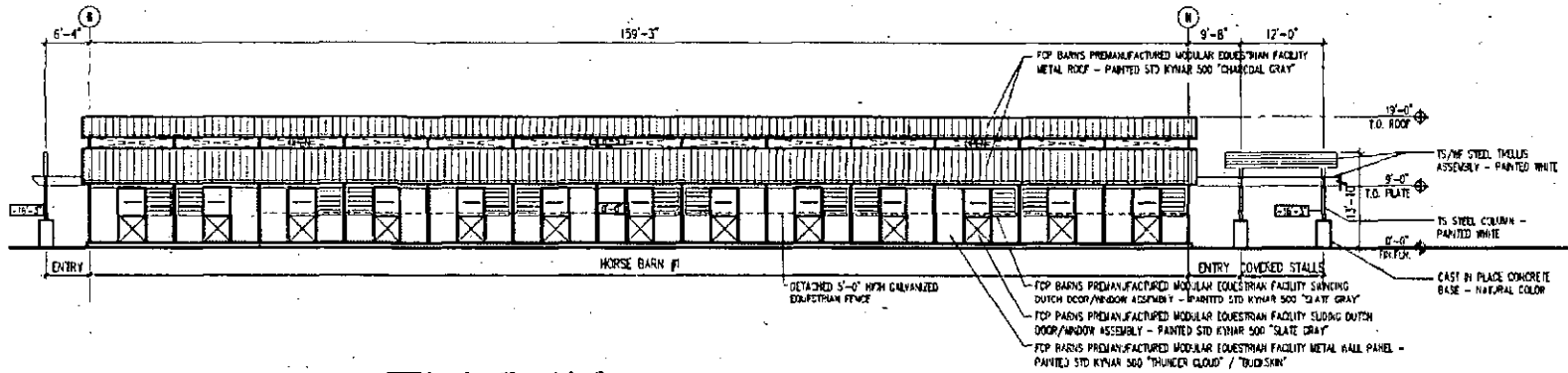
06.29.2018

Revisions

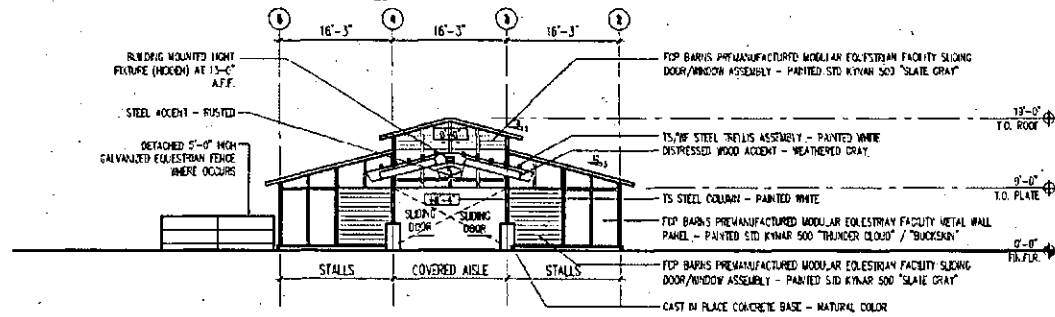
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302



1 horse barn #2 - east elevation
 1/4" = 1'-0"



2 horse barn #2 - west elevation
 1/4" = 1'-0"



3 horse barn #2 - end elevation
 1/4" = 1'-0"



RANCHO PARAISO



13100

Issue date

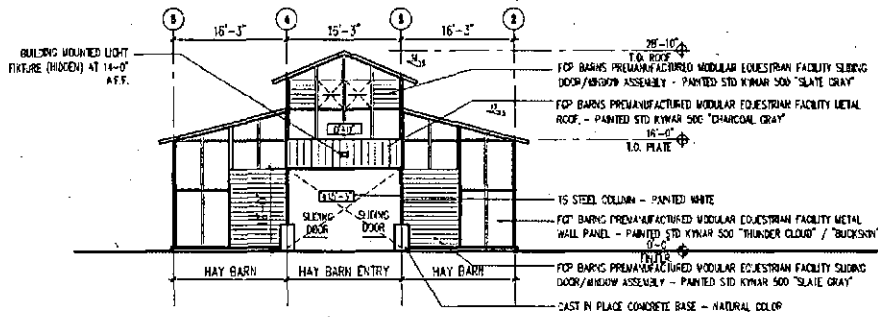
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revisions

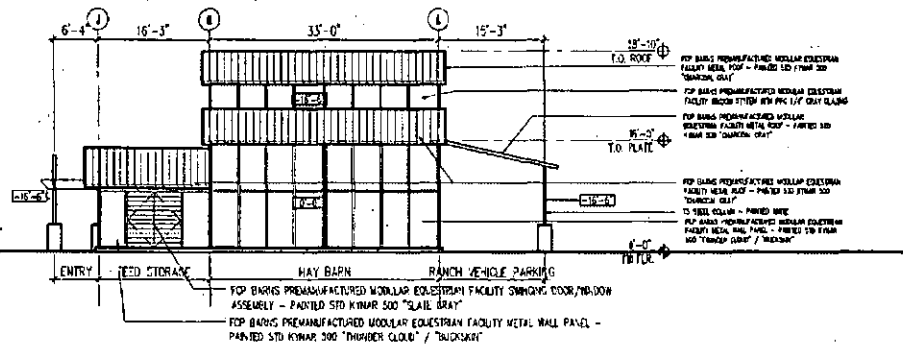


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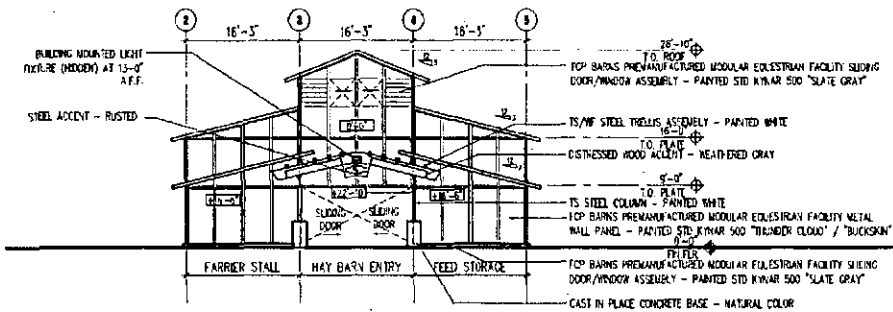
2016-10-09 10:09 AM Rancho Paraiso Subcontractors - 4/10/16
 File Log # 3878-16 / Use Permits # 44JP-2013



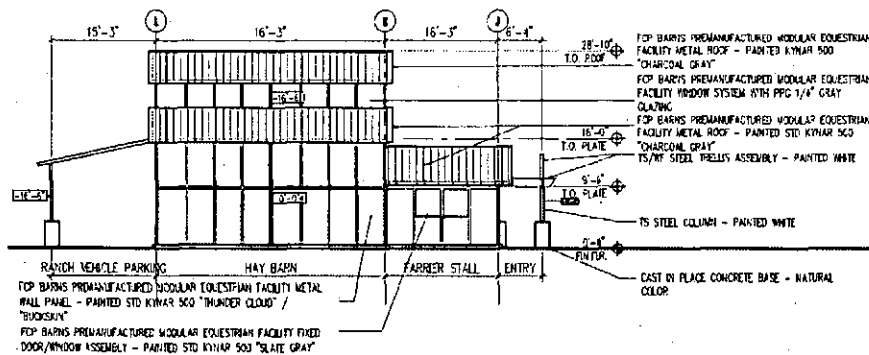
1 hay barn - north elevation
1/4" = 1'-0"



2 hay barn - east elevation
1/4" = 1'-0"



3 hay barn - south elevation
1/4" = 1'-0"



4 hay barn - west elevation
1/4" = 1'-0"



RANCHO PARAISO

2011 NORTH GATE PLACE, SUITE 200, ANTONIO, TEXAS

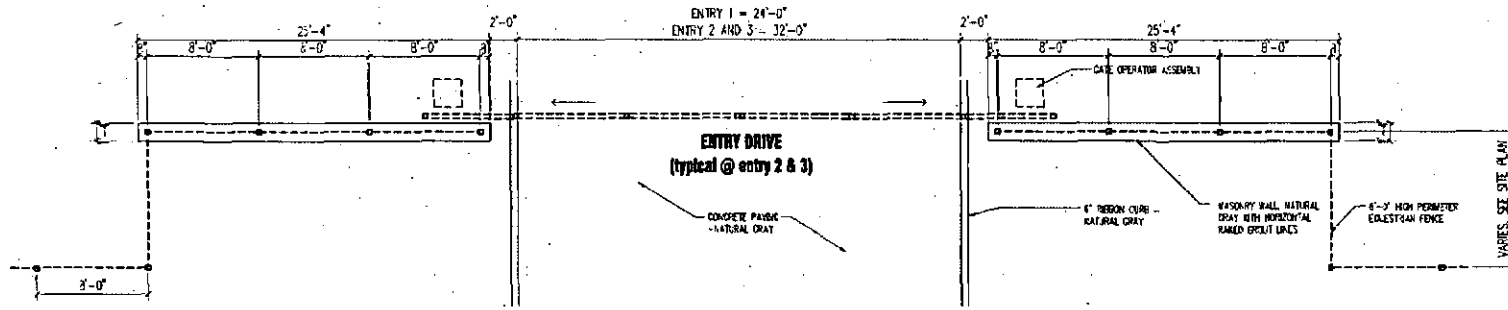


Douglas Friedman Architects
177 Westbury Lane, Suite 200
Orange, Texas 77667
936.277.1203

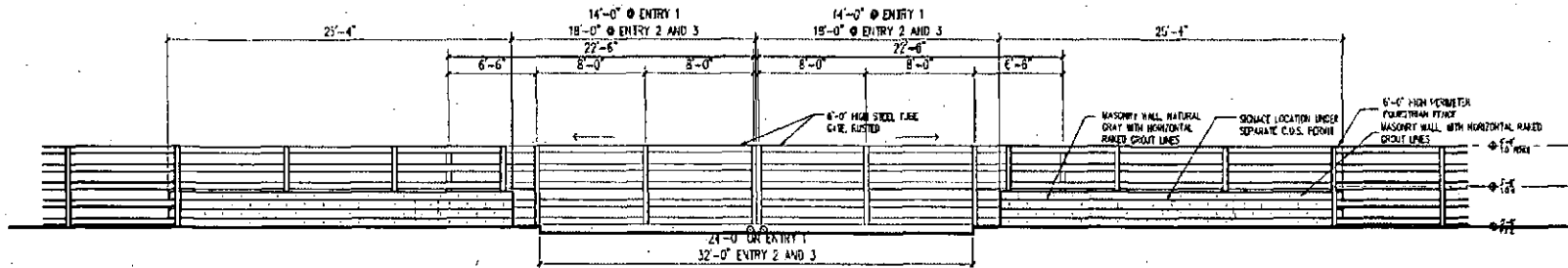
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Project number
Issue date
11.29.2014
revisions



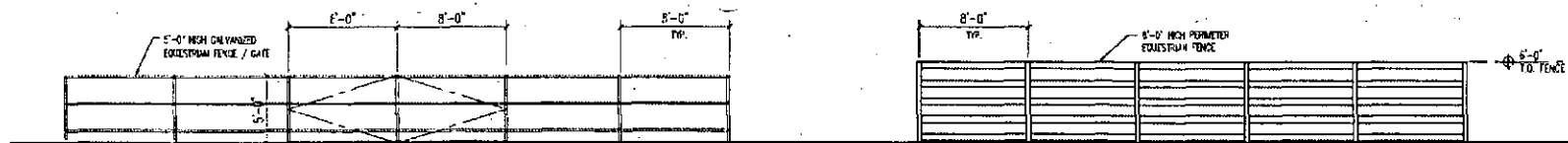
Plot Log # 3378-16 / Use Permit # 4-UP-2013



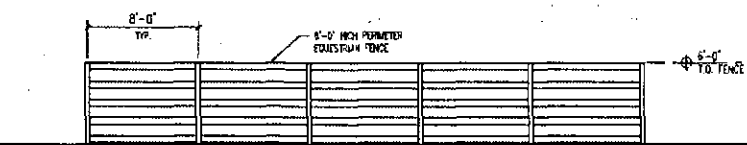
1 entry and perimeter equestrian fence plan (typical @ entry 2 & 3)
1/4" = 1'-0"



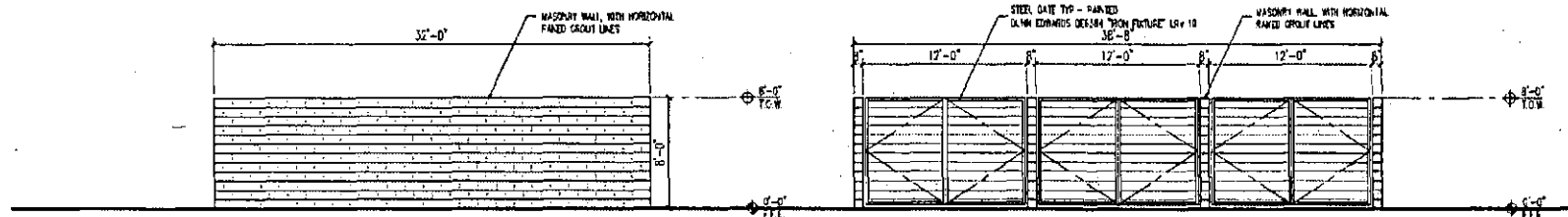
2 entry and perimeter equestrian fence elevation (typical @ entry 2 & 3)
1/4" = 1'-0"



3 arena / turnout pen equestrian fence elevation (typical)
1/4" = 1'-0"



5 perimeter equestrian fence-typical
1/4" = 1'-0"



4 manure / refuse / sawdust enclosure elevations
1/4" = 1'-0"

ATTACHMENT #8



RANCHO PARAISO

20000 Camino del Sur, Pines, Scottsdale, Arizona



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27 West Broadway, Suite 200, #120
Phoenix, Arizona 85014
602.977.1000

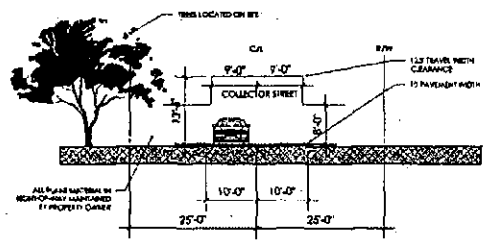
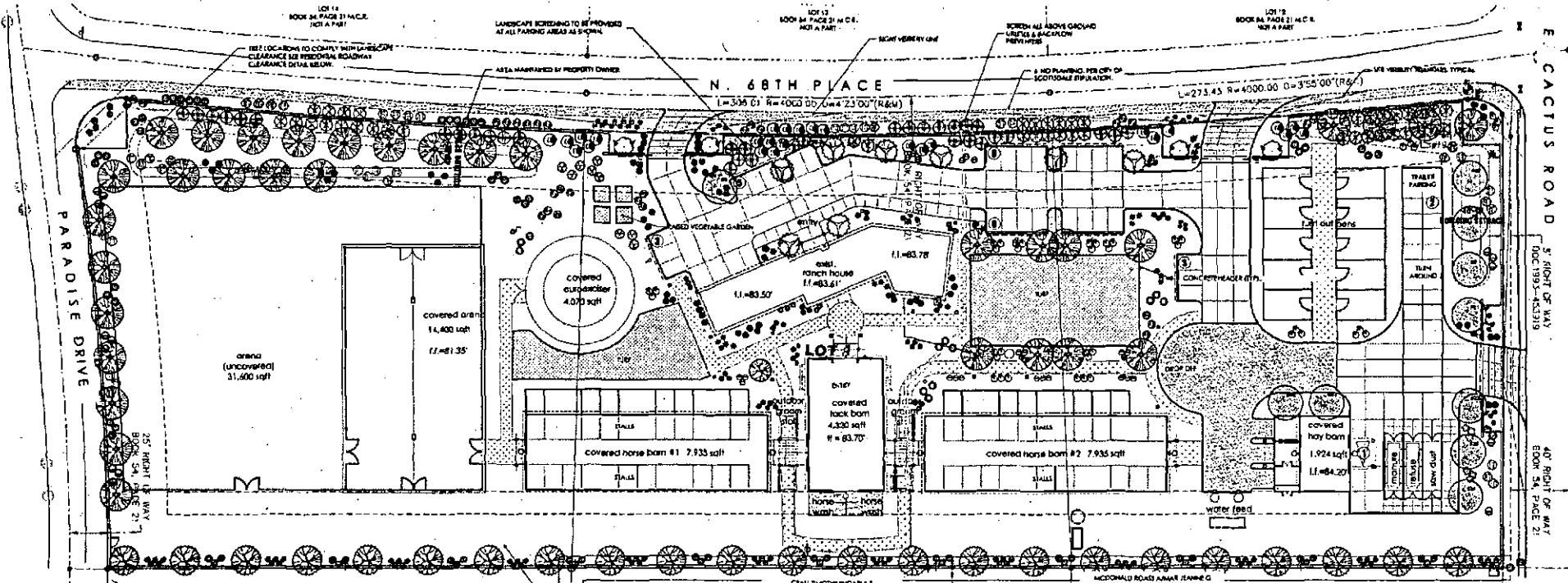
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1/21/10
Issue date

11/21/10
Revisions

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Plan Log # 2078-10 / Use Permit # 4-UP-2013



68th Place Residential Roadway Clearance Detail
Scale: 1/16" = 1'-0"

LANDSCAPE DATA TABLE

REPT OF WAY LANDSCAPE	22,000 S.F.
PARKING LANDSCAPE	4,800 S.F.
ON-SITE LANDSCAPE	1,000 S.F.
TOTAL	18,800 S.F.

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Star	Schwarz Opuntia	10" Pot	1
Star	Transformed born tree / See Schedule Part	10" Pot	1
Star	Salvaged Agave	10" Pot	1
Star	Transformed born tree / See Schedule Part	10" Pot	10
Star	Salvaged Tree	10" Pot	10
Star	Transformed born tree / See Schedule Part	10" Pot	4
Star	Chilodactylus	24" Box	4
Star	Chilodactylus	24" Box	24
Star	Prunella hybrid 'AZT'	24" Box	8
Star	Senecio Harvey magellan	24" Box	31
Star	Ulmus parvifolia 'True Green'	12" Box	31
Star	Thuja Green Gem	12" Box	31
Star	Rosa 'New Gold'	5 gal.	14
Star	Callistemon viminalis 'Tide Light'	5 gal.	30
Star	Convolvulus canariensis	1 gal.	27
Star	Cordia alliodora	5 gal.	35
Star	Dioscorea villosa 'Purpurea'	5 gal.	45

Star	Dryopteris	5 gal.	18
Star	Blue Bell	5 gal.	1
Star	Yucca	5 gal.	7
Star	Yucca	5 gal.	33
Star	Yucca	5 gal.	27
Star	Yucca	5 gal.	1
Star	Yucca	5 gal.	47
Star	Yucca	5 gal.	60
Star	Yucca	5 gal.	24
Star	Yucca	5 gal.	4
Star	Yucca	5 gal.	11

MASS PLANTING

Star	300' MINIMUM 11' X 100' S.F.
Star	1/4" MINUS STABILIZED DG PATHWAYS

INERTS

Star	DECOMPOSED GRANITE
Star	1/2" EXPRESS GOLD

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL TREES TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" AWAY FROM EXISTING OR FUTURE WALLS.
6. ALL TREES SHALL BE PLANTED MIN. 5'-0" AWAY FROM WALLS, CURBS AND WALLS, SHRUBS TO BE 2'-0" MIN. THE SAME.
7. THE MAXIMUM HEIGHT OF ANY SHRUBS, PLANTS, BOULDERS AND WALLS WITHIN A SVT SHALL NOT EXCEED 18 INCHES. ANY TREES PLACED WITHIN THE SVT SHALL HAVE A CANOPY THAT IS 8 FT. ABOVE THE CURB HEIGHT AND A MAX. MATURE TRUNK DIA. OF 8". TREES, SAGUAROS OR IN-LINE WALLS SHOULD BE PLACED AT LEAST 7 FEET BACK FROM ANY UNDERGROUND PUBLIC WATER LINE, SEWER LINE OR POWER CONDUIT LINE.

Rancho Paraiso
Scottsdale, Arizona

November 8, 2016
GREY PICKETT
landscape architecture community design
Copyright © 2016 by
Grey Pickett
1100 N. PUEBLO AVENUE, SUITE 100
SCOTTSDALE, ARIZONA 85257

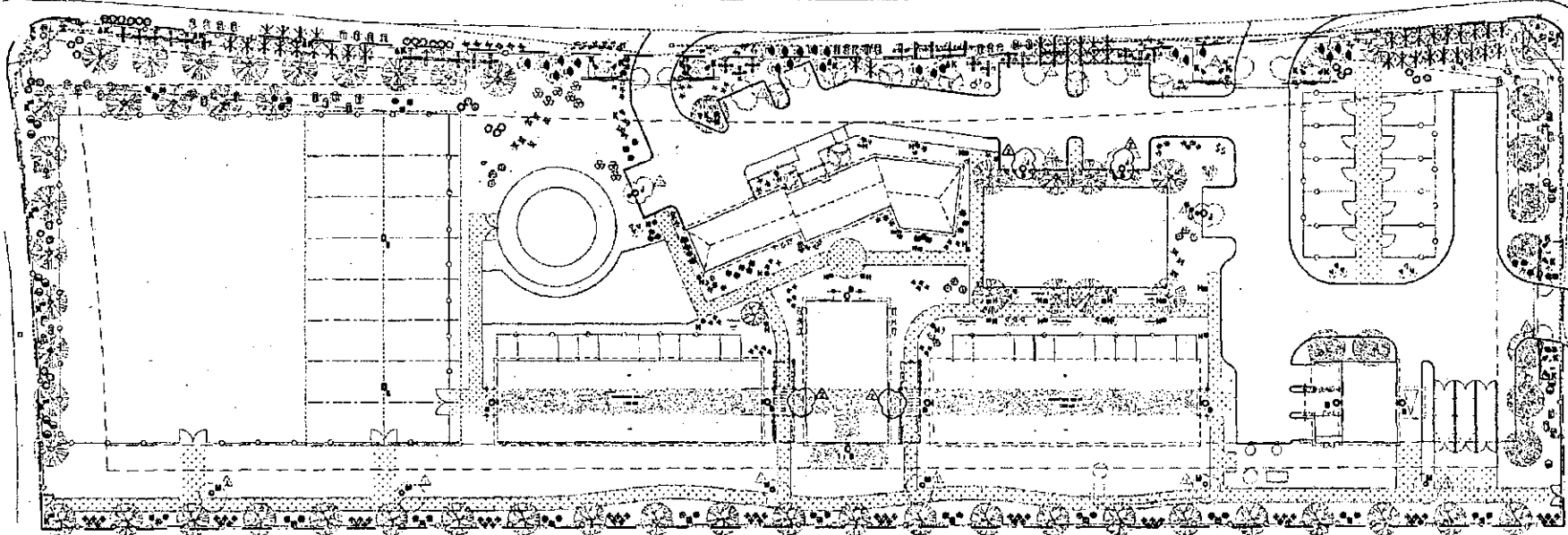
ATTACHMENT #9

NOTE: 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 OVERT-RIDE WITH AN AUTOMATIC TURN OFF FOR AFTER HOURS AND SPECIAL EVENT USE ONLY.

LIGHT FIXTURE SCHEDULE

MARK	DESCRIPTION	MFR.	CATALOG #	VOLT.	LAMPS #	LAMP TYPE	REMARKS
B	PENDANT 6'0" LED	BLANCO	TRP-D 2100-95 54 12 081	120	1	50W LED	12'-0" ABOVE FINISHED GRADE
G	LEDIC LED SECURITY LIGHT	COLUMBIA	1324430HP W/DRM	120	-	LED	-
H	LED PAMBAT BALLAST LIGHT	BECA	77252	120	-	21W LED	-
J	LED POLE LIGHT	HERBOLD	ASL-BL	120	-	-	-
K	LED LANDSCAPE LIGHT	IK	95 LED 621 WFL AN 8 1/2" 2 1/4 3/32"	120	-	-	AW AWAY FROM FOOTCURE LINE
M	IN GRADE PATH LIGHT	ETCA	77089	120	-	6.7W LED	-

*NOTE:
FLUORESCENT FIXTURES SHALL CONTAIN A BALLAST DISCONNECTING MEANS IN ACCORDANCE WITH N.E.C. ARTICLE 410.13(C)(1).



site lighting plan
scale: 1" = 30'-0"



0 15 30 60

MW Job No. 13100
Mobile, Alabama, AL
mw engineering, llc
Professional Consulting Engineers & Architects



Douglas Fredrickson, Architect
17 East University Avenue, Suite 100
Mobile, Alabama 36684
Professional Seal

13100
Issue date: 10.08.2010
revisions:
City Comments: 10.11.10
City Comments: 12.20.10



ATTACHMENT #10

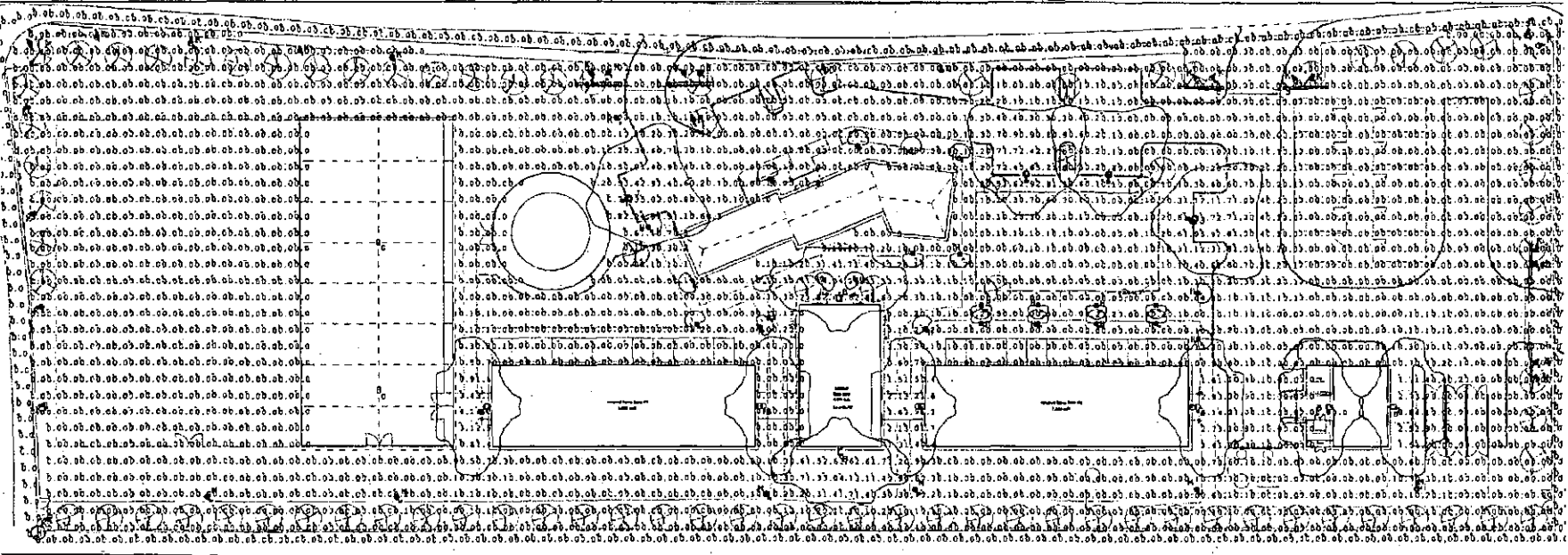
Plan Log # 3378-16 / Use Permit # 44P-2013



Label	Symbol	Description	MFG HEIGHT	ACCOUNTING	Lum. Watts	Qty
B	15 0751E	REV 2400S-5C-3K Y3-BMPT	17' MTG HT.	SINGLE	55.8	6
H		REGA 7700S-120	3.5' MTG HT.	SINGLE	3	24
J	15 01007	HUBBELL - ASI-4L-4K-210-4	12' MTG HT.	SINGLE	61.5	4
K	1714502	8-K LITE-05-LED-E65-MFL-AB BLW L2-A-3400A	GRD MT FLOOD	SINGLE	6.77	28
M		REGA 7700S-120	IN-GRADE	SINGLE	3	6

Label	CalcType	Units	Avg	Min	Max	1 Avg/Min	Max/Min
PLUMBETER-6' ABOVE GRADE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SITE-POST-CURVEW	Illuminance	Fc	0.17	5.9	0.0	N.A.	N.A.

Label	Area	Total Watts	LPD
LPD Area Summary	324.501	763.3503	0.002



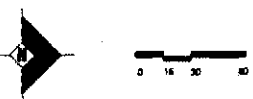
Douglas Frederick Lambert
 2215 NW 17th Ave, Suite 101
 Ft. Lauderdale, FL 33311
 954-771-1000

13100

PROJECT NO. 13100
 ISSUE DATE: 12.06.08
 REVISIONS:

City Council: 12.17.12
 City Council: 12.18.12

photometrics 10pm to dawn
 scale: 1" = 30'-0"



ATTACHMENT #11

Per Log # 3978-16 Use Permit # 4407-2013

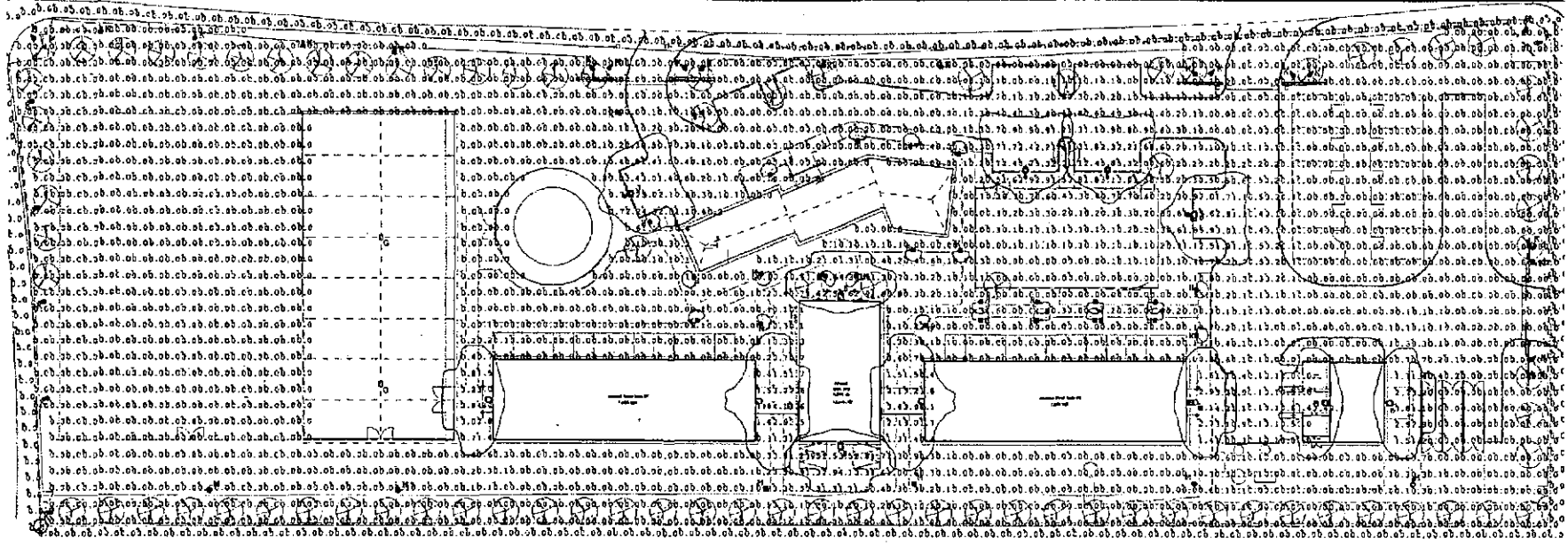


Label	TEST	Symbol	Description	MTG HEIGHT	MOUNTING	Lum. Watts	Qty
B	15.01518		TRV-24MB-55-3K13-8MT	12' MTG HT.	SINGLE	55.0	8
H			BEGA-77285-120	13' MTG HT.	SINGLE	5	24
I	15.01607		WUB001-45-48-42-310-4	12' MTG HT.	SINGLE	61.5	4
F	11.05527		B-LTC-05-LED-FES-MTL-45-48W-12-6-3620A	CANOPY FLOOD		8.77	28
M			BEGA 77085-120	IN-GRADE	SINGLE	9	6

NOTE: A PROGRAMMABLE DIMMER AND PHOTOCELLS SHALL CONTROL THE PRE- AND POST-CURFWM LIGHTS. PHOTOCELLS SHALL BE MOUNTED ON THE NORTH SIDE OF THE BUILDING. THE PROGRAMMABLE DIMMER MAY CONTAIN A MAXIMUM 1-HOUR MANUAL OVERT-RIDE WITH AN AUTOMATIC TURN OFF FOR AFTER HOURS AND SPECIAL EVENT USE ONLY.

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PERIMETER	Illuminance	fc	0.00	0.0	0.0	N.A.	N.A.
SITE PRECURFEW	Illuminance	fc	0.21	5.9	0.0	N.A.	N.A.

Label	Area	Total Watts	LPD
LPD Area 1	328302	2055.56	0.003



David M. Smith
 13100
 License No. 13100
 State of Florida

13100
 Issue date
 12/26/2016
 revisions
 1. 12/26/2016
 2. 12/26/2016

photometrics dusk to 10pm
 scale: 1" = 30'-0"



Plot Log # 3878-16 / Use Permit # 4-UP-2013

August 15, 2016

AUG 17 2016

RP

Subject: Rancho Paraiso / SEC 68th Place & E Cactus Road

Dear Property Owner/Interested Party:

We represent Rancho Paraiso, LLC on a Development Review Board ("DRB") application for a +/- 6.25 acre property located at the southeast corner of 68th Place and E Cactus Road (the "Site"). The request is for DRB approval of the architecture, site design, building materials and landscaping for redevelopment of the Site as a premier boarding, training and rehabilitation facility for horses. A conceptual site plan is included with this mailing. The Site location is shown below.



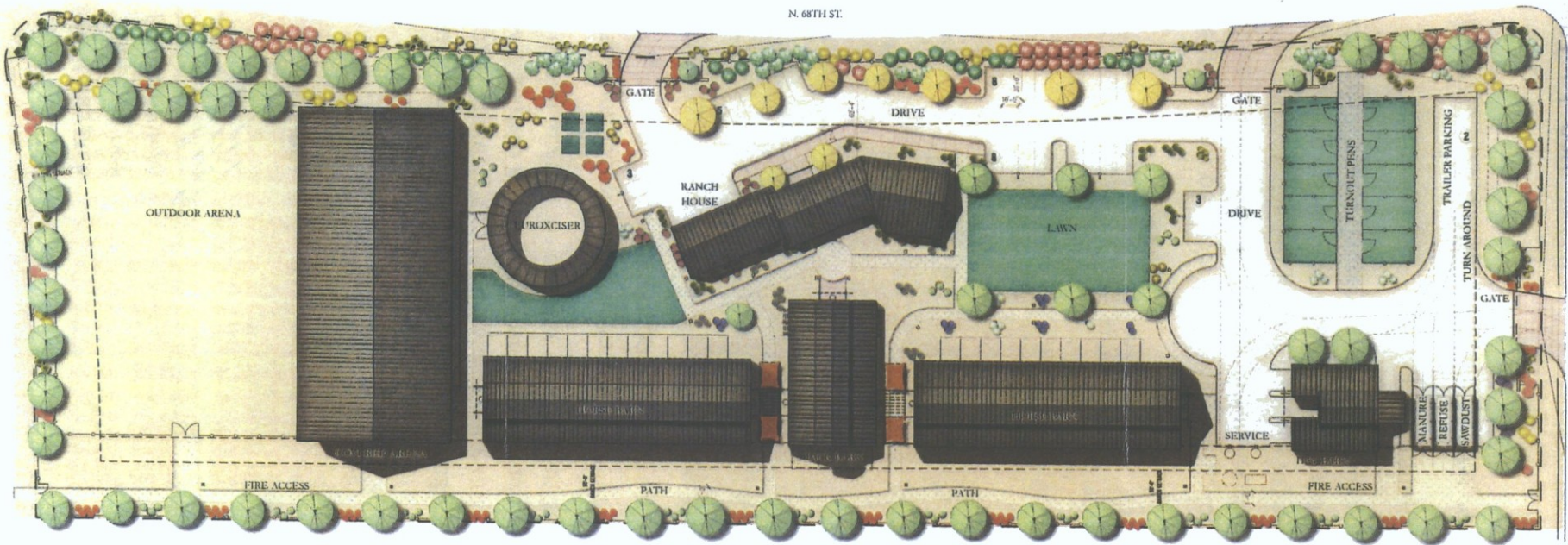
A Conditional Use Permit ("CUP") was granted for this Site by City Council on April 5, 2016 to allow for the development of the equestrian facility mentioned above.

We are sending this letter to you as a courtesy to inform you of the DRB application and give you an opportunity to contact us regarding the request if you have questions. Please feel free to contact me (information below) or our City Planner, Meredith Tessier at 480-312-4211 or mtessier@scottsdaleaz.gov with any questions. For reference, our case number with the City is **16-PA-2013**.

Attachment: Site Plan

Yours truly,

Wendy Riddell
480-682-3902
wr@berryriddell.com



N. 68TH ST.

site plan
scale: 1" = 30'-0"



0 15 30 60



RANCHO PARAISO

12011 Norm 68th Place, Scottsdale Arizona



Douglas Fredrikson Architects
127 West Broadway, Suite 100, Scottsdale, Arizona 85251
602.277.1655

13100
ISSUE DATE
08/20/16
REVISIONS

Plat Log # 3978-16 / Use Permit # 4-UP-2013

a
101c