

## Project Narrative

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

Re: 53-PA-2023

This request is for an amendment of the site plan approved in Case 21-DR-2002 (Apache Peak Equestrian Center). The following is a summary of the changes:

- Substitution of a 80'x100' shop with labor quarters located where the Phase II – New Arena was shown.
- Addition of a sunken concrete pad and masonry retaining wall for a manure storage dumpster/roll-off container.
- Addition of a 24' flagpole.
- Relocating entry gate further inside of property boundary.

### Existing Conditions

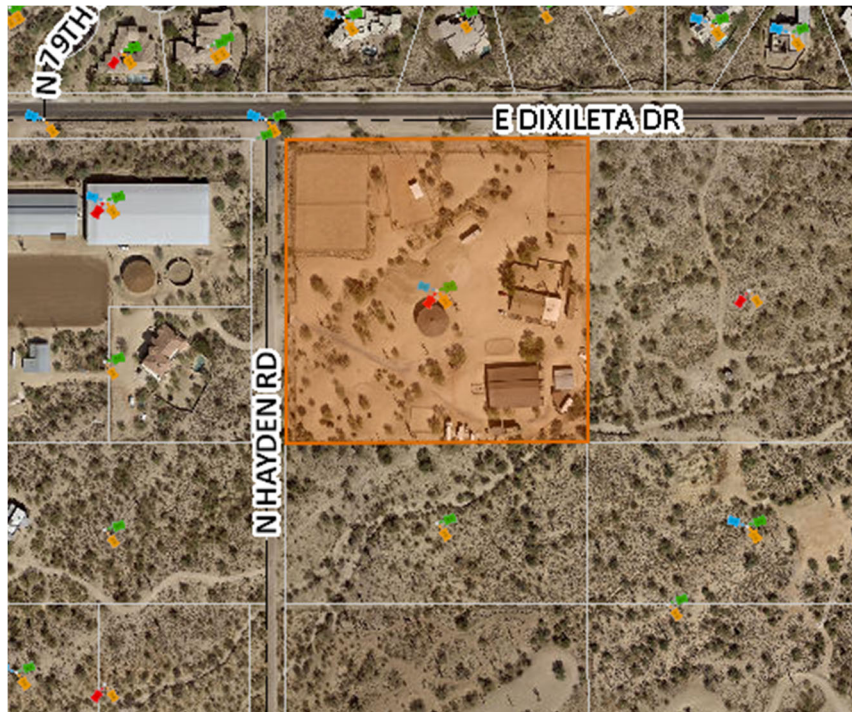
The existing development on the property appears to conform with the Phase 1 improvements as part of the Case 21-DR-2002. From our survey of the site, there are several structures currently located on site, including a house, barn, shed, covered pen, and multiple wall closures and shade structures. Driveway access to the parcel and the house, enters property from Hayden Road on the west end of the parcel. The existing barn is 8,899 square feet, the shed is 115 square feet, and the covered pen has an area of 3,386 square feet. There are currently seven (7) shade structures with a total area of 4,846 square feet, the wall enclosures cover an area of 8,066 square feet.

### Proposed Conditions

Per the owner's request, a new 80' x 100' (8,000 square foot) shop has been designed for the site. The proposed shop is located approximately 167.5' south and 192.25' west of the north and east corners, respectively. Proposed conditions include the addition of a sunken concrete pad and masonry retaining wall for manure storage dumpster (located in northeast area of the property) and a 24-foot flagpole, and relocation of the entry gate to be further inside property boundaries.

The addition of the shop building and sunken pad with the retaining wall require grading extents surrounding the structures. The grading plan will allow for access to the shop and pad from the driveway and will ensure proper drainage during rainfall events. The finished grade elevation for the shop is proposed to be 2256', which is above the water surface elevations for FLO-2D depicts in that location.

From the shop, the surrounding ground would be graded away to divert the water away from the building and into flow paths that direct water into the existing North Wash or naturally run off the grading extents to eventually reach a wash. To keep grading extents off of the NAOS land, a 118' landscaping wall that runs parallel to the NW wall of the building (12' offset), is proposed. The site grading is not projected to alter flow amounts in the North Wash; therefore, there will be no additional culverts added nor will there be alterations made to the existing culverts.



Project Site

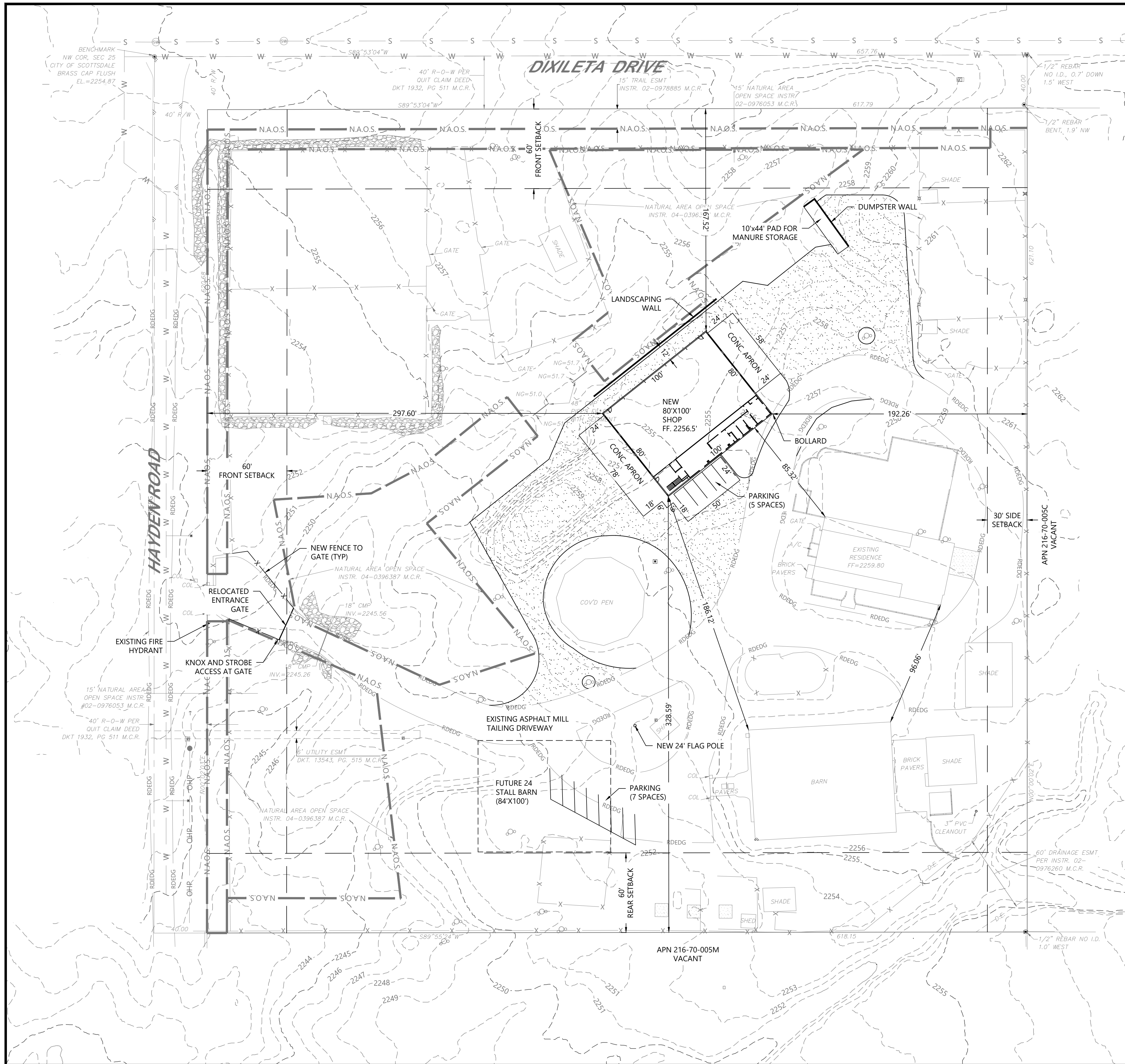
### Design Guidelines

Improvements and new construction will be in conformance with the City of Scottsdale's Design Standards and Policies Manual as well as the Environmentally Sensitive Land (ESL) and Foothills Overlay (FO) ordinances.

The new development of the site will keep within the characteristics of the existing structures on the site as well as the community in large. All new construction will conform to the height limits, 24 feet, established in the Foothills Overlay District as well as the ESL design standards. No major vistas or natural features are impacted by the proposed improvements. Grading around the new structures will be limited and graded to create a natural appearance. Existing washes will not be disturbed as well as the areas devoted to NAOS will be kept intact and protected. A revegetation site plan was not included as native plants and vegetation will be preserved and there is no new vegetation anticipated to be required based on limited area of construction and existing site conditions.

New lighting will be limited to exterior fixtures on the new 80'x100' shop as shown in the building plans. The development will maintain the existing site lighting with no additional site lighting planned.

W:\Clients\23WHC802\23WHC802 Drawings\Working\23WHC802\_c8d DESIGN LAYOUTS.dwg C:\0 SITE 8/29/2023 4:44:10 PM

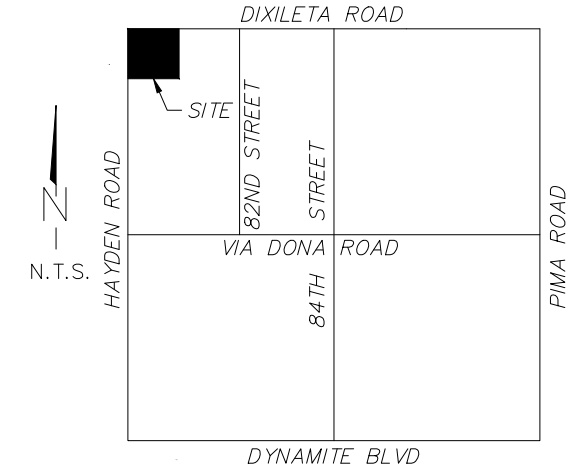


**PROJECT CONTACTS**

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

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

**VICINITY MAP**



**SITE DATA**

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

**PARKING INFORMATION**

- 12 TOTAL PARKING STALLS, ONE PARKING STALL PER TWO HORSE STALLS (24 HORSE STALLS)
- PARKING STALL DIMENSIONS: 9' X 18'

**FIRE DEPARTMENT INFORMATION**

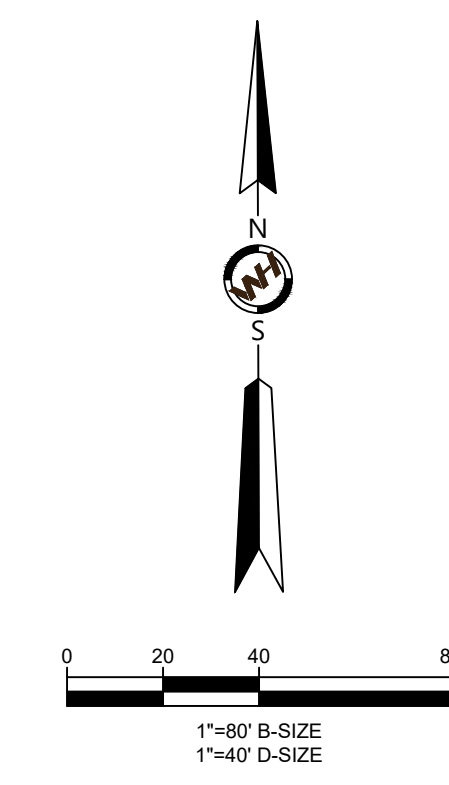
- ALL TURNS MEET 40'-6" MINIMUM REQUIREMENTS.
- GATE OPENING (26') MEETS 20' MINIMUM REQUIREMENT.

**LEGAL DESCRIPTION**

PER TITLE REPORT  
 THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**LEGEND**

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



**NOTES**

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY SECURITY TITLE AGENCY, INC.  
 FILE NO.: 64210762-064-MJ6-KP COMMITMENT DATE: DECEMBER 27, 2021  
 AMENDMENT NO. 1, AMENDMENT DATE: JANUARY 4, 2022
- BEARINGS ARE BASED ON A LINE BETWEEN GDACS DESIGNATION NR06 AND 1LH3 WHICH BEARS NORTH 70 DEGREES 02 MINUTES 53 SECONDS EAST.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- ANY INFORMATION, OTHER THAN SURVEY RELATED, DEPICTED ON THIS MAP ARE INFORMATIONAL ONLY. NO CERTIFICATION IS GIVEN AS TO ITS ACCURACY. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, ALL MATTERS EASILY VERIFIED VIA PUBLIC RECORDS.
- CONTOUR INTERVAL IS 1 FOOT, ELEVATIONS ARE NAVD '88.

**VARGO QUARTER HORSES, LLC**

**SITE PLAN**

**CITY OF SCOTTSDALE, AZ**

Rev	Date	Description
1.0	8/16/23	DRB APP SUBMITTAL

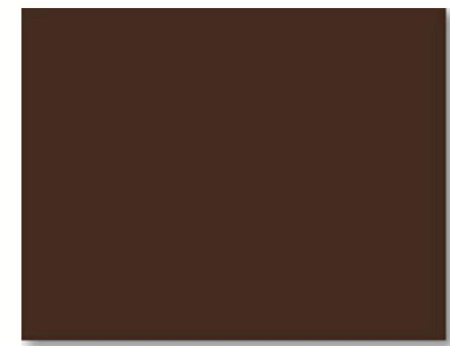
**WESTERN HERITAGE CONSULTING & ENGINEERING**  
 307.215.7430  
 info@westernhce.com  
 PO BOX 2117  
 MILLS, WY 82644

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

W:\Clients\23WHC802 VQHS CAD\Drawings\Working\23WHC802 VQHS Structure.dwg A2.0 SHOP ELEVS 8/29/2023 4:46:43 PM



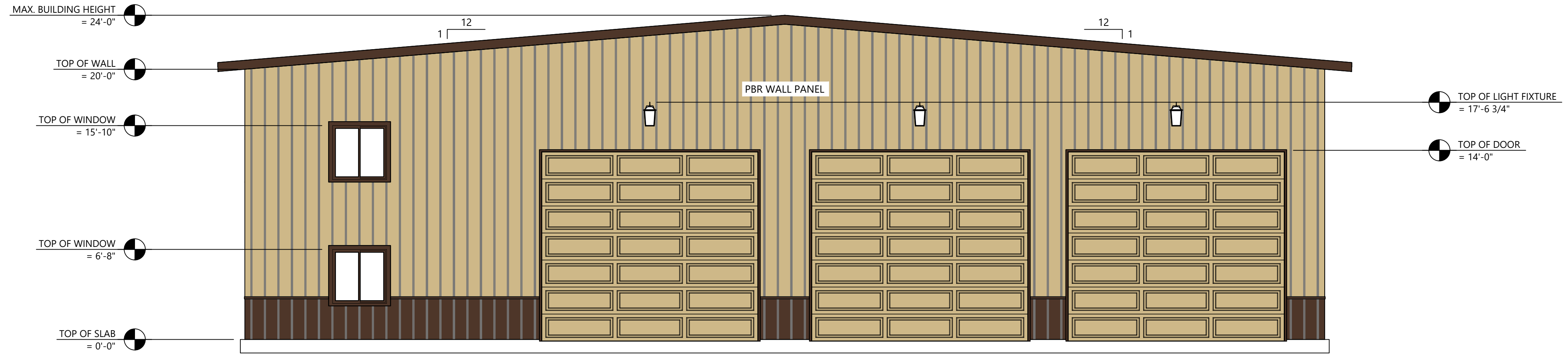
AUTUMN HORIZON



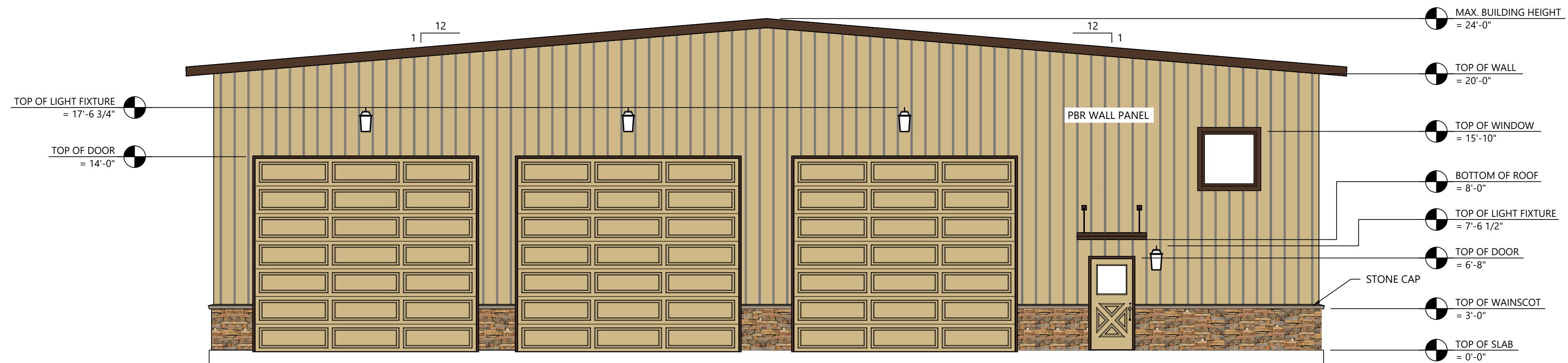
COCOA BROWN TSR 31



SAHARA TAN TSR 50



**WH** A2.0.1 LEFT ELEVATION  
3/16" = 1'-0"



**WH** A2.0.2 FRONT ELEVATION  
3/16" = 1'-0"

VARGO QUARTER HORSES, LLC

SHOP ELEVATIONS

CITY OF SCOTTSDALE, AZ

Rev	Date	Description	By	Drawn By	Title
1.0	8/29/23	DRB APP SUBMITTAL	MSP	SDG	
				MSP	
				RLA	
					Scale: D:3/16"=1'-0" B:3/32"=1'-0"

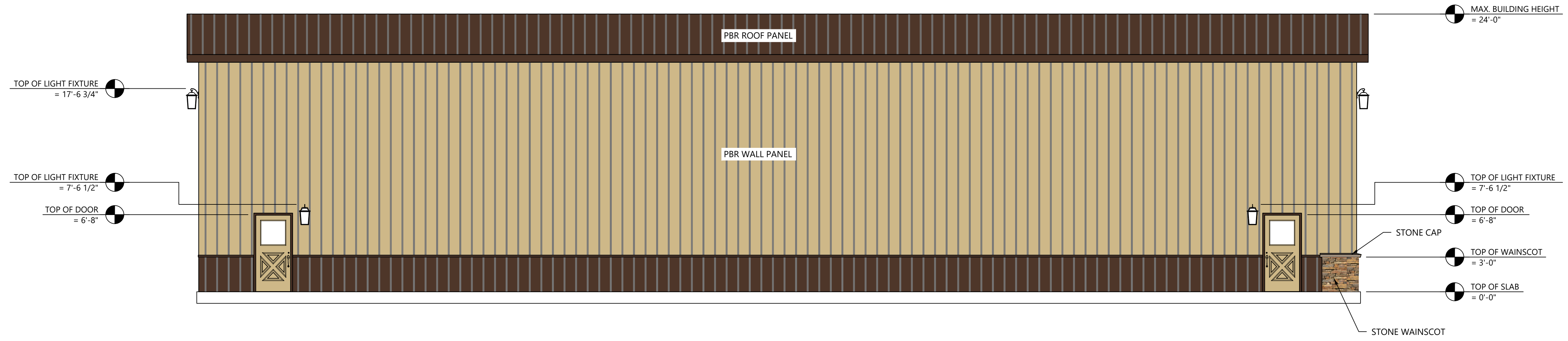
**WH** WESTERN HERITAGE  
CONSULTING ENGINEERING

307.215.7430  
info@westernhce.com  
PO BOX 2117  
Mills, WY 82644

Job Number:  
23WHC802

Sheet Number:  
A2.0

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**WH** A2.1.1 LEFT ELEVATION  
3/16" = 1'-0"



**WH** A2.1.2 RIGHT ELEVATION  
3/16" = 1'-0"

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

Rev	Date	Description	By	Drawn By	Designed By	Reviewed By	Scale
1.0	8/29/23	DRB APP SUBMITTAL	MSP	SDG	MSP	RLA	D:3/16"=1'-0" B:3/32"=1'-0"

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

Job Number:  
23WHC802  
Sheet Number:  
A2.1

# **SHOP - EXTERIOR COLOR & MATERIAL SAMPLES**

**Prepared for:**

**Vargo Quarter Horses LLC  
29607 N. Hayden Rd.  
Scottsdale, AZ 85266  
(Project 1)**

**APN: 216-70-005L  
Case # 53-PA-2023**

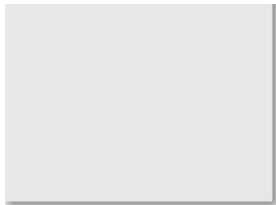
**Engineer:  
Western Heritage Consulting & Engineering Ryan  
Altenburg, P.E.  
ryan@westernhce.com  
WHCE Project # 23WHC802**

Date: 08 / 24 / 2023  
Operator:

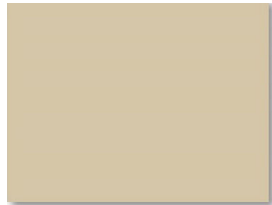


# BUNGER STEEL

## STANDARD COLORS



POLAR WHITE TSR 67



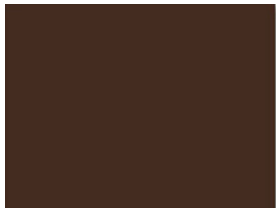
LIGHT STONE TSR 61



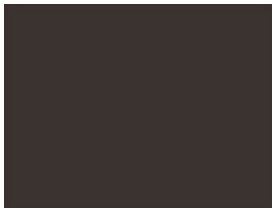
BEIGE TSR 46



SAHARA TAN TSR 50



COCOA BROWN TSR 31



SLATE TSR 32



CHARCOAL TSR 32



ASH GRAY TSR 50



RUSTIC RED TSR 36



BLUE TSR 32



COLONY GREEN TSR 36



EMERALD GREEN TSR 30

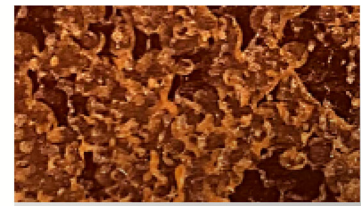
## PREMIUM COLORS



COPPER PENNY TSR 46



CORTEN



BUNGER RUST TSR 29



BUNGER BARNWOOD TSR 11



MATTE BLACK TSR 25



GALVALUME

1-800-3BUNGER

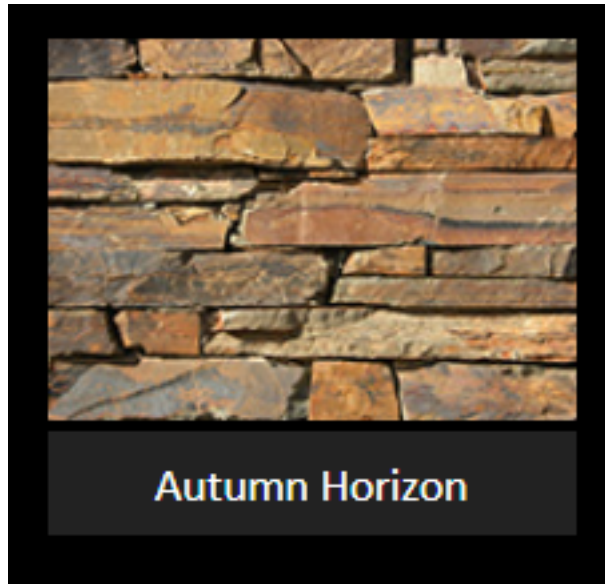
8112 W. BUCKEYE RD. PHOENIX, AZ 85043

BUNGERSTEEL.COM

COLOR CHART IS FOR REFERENCE ONLY. SAMPLE CHIPS ARE AVAILABLE FOR FINAL COLOR MATCHING UPON REQUEST. TSR IS THE TOTAL SOLAR REFLECTIVE VALUE FOR EACH COLOR.

Stone Veneer Sample:

Anasazi Stone Company, Inc.  
[www.anasazistone.com](http://www.anasazistone.com)  
- Building Stone/Thin Veneer



Metal Siding/Roofing Sample:

Bunger Steel  
[www.bungersteel.com](http://www.bungersteel.com)  
- PBR Panel

