

# CITY COUNCIL REPORT



Meeting Date: September 10, 2013  
 General Plan Element: *Open Space and Recreation*  
 General Plan Goal: *Ensure a wide range of recreational facilities and services*

## ACTION

### Desert Mountain Club Private Recreational Facility 6-UP-2013

#### Request to consider the following:

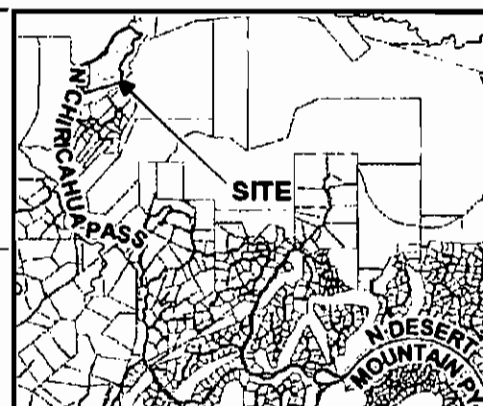
1. Find that the Conditional Use Permit criteria have been met, and adopt Resolution No. 9517 approving a Conditional Use Permit for Community Buildings and Recreational Facility Not Publicly Owned on a 33+/- acre parcel located at 44155 N. Chiricahua Pass with Single-family Residential, Environmentally Sensitive Lands Districts (R1-35 ESL) zoning.

## OWNER

Todd Bruen  
 Desert Mountain Club Inc.  
 480-595-4190

## APPLICANT CONTACT

Gwen Butler  
 Tate Studio Architects  
 480-948-3517



General Location Map

## LOCATION

44155 N Chiricahua Pass

## BACKGROUND

### General Plan

The General Plan Land Use Element designates the property as Resorts/Tourism. This category includes tourist accommodations, cultural and recreational uses that are typically part of a resort community or master planned development.

### **Zoning**

The site is zoned Single-family Residential, Environmentally Sensitive Lands, R1-35 ESL. The R1-35 ESL zoning districts are intended to promote and preserve residential development while protecting environmentally sensitive lands. Community buildings and recreational facilities not publicly owned are allowed in the R1-35 zoning district with a Conditional Use Permit.

### **Context**

The subject property is located in the northwest portion of the Desert Mountain Master Plan at the base of the Continental Mountains. The site is accessed through the community via the primary circulation route and N. Chiricahua Pass and is surrounded by Single-family Residential District (R1-35). Please refer to context graphics attached.

### **Key Items for Consideration**

- Conditional Use Permit Criteria.
- Desert Mountain Master Homeowners Association supports this use.
- No opposition received regarding the proposed request.
- All required parking is provided on-site.
- Planning Commission heard this case on August 14, 2013 and recommended approval with a unanimous vote of 6-0.

### **Other Related Policies, References:**

Zoning Ordinance

## **APPLICANTS PROPOSAL**

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### **Purpose of Request**

The applicant's request is for a Conditional Use Permit for Community Buildings and Recreational Facilities Not Publicly Owned to allow for a proposed gathering space for Desert Mountain members. Community facilities will include; a small restroom, parking area, kiva, riding arena, horse facility and tack building.

### **Development Information**

- Existing Use: Vacant, Single-family Residential lot
- Proposed Use: Private Recreational facility
- Buildings/Description: Kiva, horse facility, restroom, parking area not publicly owned
- Parcel Size: 33 acres
- Building Height Allowed: 30 feet measured from natural grade
- Building Height Proposed: 25 feet
- Parking Required: 23 spaces
- Parking Provided: 51 spaces

## **IMPACT ANALYSIS**

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### **Conditional Use Permit**

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - The application includes methods for controlling dust, flies, storage and pick up of manure. When horses are kept on-site, all manure will be contained within a covered trailer that will be disposed daily and treated with organic fly prevention granular products. Proposed lighting complies with Environmentally Sensitive Lands requirements. As such, the proposed community buildings and recreational facilities use is not anticipated to create nuisances of noise, smoke, odor, dust, vibration or illumination.
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - The proposed use is not anticipated to generate any traffic that is out of character or volume than any other events and/or activities hosted by Desert Mountain Club.
    - Sufficient parking for the proposed use is provided on site.
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - The characteristics of the proposed community facilities are reasonably compatible with the types of uses permitted in the surrounding area as well as within the development of Desert Mountain Master Planned Community.
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
  - There are no additional conditions specified in Section 1.403 for the proposed use.

### **Traffic/Trails**

The proposed use is not anticipated to generate traffic that is out of character with the surrounding area. The Transportation Department has reviewed the proposed use and has found no anticipated impacts. Desert Mountain Master Planned Community is surrounded by existing trails that meander through Grapevine Wash and Tonto National Forest. On-site trails and pedestrian pathways are proposed throughout the facility.

### **Water/Sewer**

Desert Mountain Club is proposing the use of an elevated water storage tank for the restroom facility and horse barn that will be monitored and maintained daily by the club's Engineering

Department. In addition, the applicant is proposing a buried wastewater tank for the two-stall bathroom facility.

**Public Safety**

The nearest fire station is located at 9320 E. Cave Creek Road, approximately 7 miles from the subject site. No significant impacts to the existing service levels are anticipated.

**Community Involvement**

Desert Mountain Club notified the entire membership during their annual meeting which took place on March 27, 2013. In addition, staff has notified all property owners within 750 feet of the site with a postcard. As of the date of this report, staff has not received comments or concerns from the public regarding the applicant's proposal.

**OTHER BOARDS & COMMISSIONS**

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**Planning Commission**

Planning Commission heard this case on August 14, 2013 and recommended approval with a unanimous vote of 6-0.

**Staff Recommendation to Planning Commission**

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval.

**OPTIONS & STAFF RECOMMENDATION**

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**Recommended Approach:**

1. Find that the Conditional Use Permit criteria have been met, and adopt Resolution No. 9517 approving a Conditional Use Permit for Community Buildings and Recreational Facility Not Publicly Owned on a 33+/- acre parcel located at 44155 N. Chiricahua Pass with Single-family Residential, Environmentally Sensitive Lands Districts (R1-35 ESL) zoning.

**RESPONSIBLE DEPARTMENT**

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**Planning, Neighborhood and Transportation**

Current Planning Services

**STAFF CONTACT**

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Meredith Tessier

Planner

480-312-4211

E-mail: [mtessier@ScottsdaleAZ.gov](mailto:mtessier@ScottsdaleAZ.gov)

**APPROVED BY**

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Meredith Tessier, Report Author

08/14/2013  
Date



Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

8/23/2013  
Date



Randy Grant, Administrator  
Planning, Neighborhood and Transportation  
480-312-2664, rgrant@scottsdaleaz.gov

8/25/13  
Date

**ATTACHMENTS**

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1. Resolution No. 9517  
Exhibit 1. Context Aerial
2. Additional Information
3. Applicant's Narrative with site plan and elevations
4. Aerial Close-Up
5. General Plan Map
6. Zoning Map
7. Citizen Involvement
8. City Notification Map
9. August 14, 2013 Planning Commission Minutes

RESOLUTION NO. 9517

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR COMMUNITY BUILDINGS AND RECREATIONAL FACILITIES NOT PUBLICLY OWNED ON A 33+/- ACRE PARCEL LOCATED AT 44155 N. CHIRICAHUA PASS WITH SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-35 ESL) ZONING.

WHEREAS, the Planning Commission held a public hearing on August 14, 2013; and

WHEREAS, the City Council held a public hearing on September 10, 2013.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and

Section 2. That a description of the conditional use permit is set forth in Case No. 6-UP-2013. The property that is subject to the conditional use permit is shown on Exhibit 1. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 10<sup>th</sup> day of September, 2013.

ATTEST:

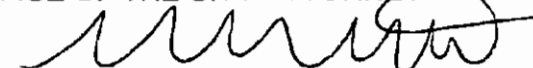
CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

By:   
Bruce Washburn, City Attorney  
By: Sherry R. Scott, Deputy City Attorney







**Additional Information for:**  
**Desert Mountain Club Private Recreational Facility**  
**Case: 6-UP-2013**

**PLANNING/DEVELOPMENT**

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. wall design,
  - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
  - d. walls adjacent to Vista Corridors and NAOS tracts and corridors,
  - e. signage, and
  - f. Saguaro Forest Master Environmental Design Concept Plans.
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.





## Project Narrative

**The Saguaro Forest at Desert Mountain, Lot 369  
(Desert Mountain, Phase III, Unit Forty-Five)  
Desert Mountain Club, Inc.  
Private Recreation Facility**

**Conditional Use Permit  
99-PA-2013  
April 2013**

### Introduction

Desert Mountain's Master Plan is based upon the concept of creating several small-scale residential villages and club amenities within the overall project. Each project is carefully planned to fit harmoniously with the natural desert and within the community context of the Master Plan. *The Saguaro Forest* represents the largest and most dramatic village within the entire community and is made up of several enclaves located in and around the Chiricahua Golf Course.

With this application, Desert Mountain Club is requesting a Conditional Use Permit for The Private Recreational Facility, Desert Mountain, Phase III, Unit Forty-Five, Lot 369. More specifically, this request is for approval of the site plan, cut & fill conditions, small restroom (similar to the City of Scottsdale's most recent restroom located at the base of Tom's Thumb), horse barn, entrance kiosk and small picnic ramadas.

### Location

The Saguaro Forest at Desert Mountain – Lot 369 is located in the northwest portion of the Desert Mountain Master Plan at the base of the Continental Mountains. The site is accessed through the community via Desert Mountain Parkway, which is the primary circulation route within the community. Residents and guests will pass through the Saguaro Forest Caretakers Cottage and follow Saguaro Forest Drive to Chiricahua Pass. Chiricahua Pass provides the primary access to this site. A secondary means of access to this site is provided from the east along Reflecting Mountain Way, a street within Saguaro Forest – Part Six, which connects to Chiricahua Pass.

## **Zoning**

This portion of the Saguaro Forest is zoned R1-35 ESL under zoning case #31-ZN-93 and as the original zoning case #131-ZN-85. The land use and density is consistent with the General Plan and the approved Master Plan for Desert Mountain.

As per zoning case #31-ZN-93, Desert Mountain Club, Inc. made a voluntary election to apply the ESL overlay to specific portions of the Desert Mountain community. The area that includes Saguaro Forest Part 12, more specifically, Saguaro Forest Phase III, Unit Forty-Five, was part of the area designated with the ESL overlay.

The Desert Mountain master-planned community is subject to the original Environmentally Sensitive Lands Ordinance (ESL0-1).

Section 6.1022(B)(1) of ESL0-2 states that the December 11, 2001 revisions to the Environmentally Sensitive Lands Ordinance (ESL0-2) shall not apply to property within a master-planned community that received zoning approval under the provisions of the former ESLO regulations (former Sections 7.800 through 7.858). Please see attached copy of section 6.1022 of ESL-2 (Exhibit 1.1).

Therefore, all zoning and environmental review on this application shall be based on compliance with ESL0-1.

## **ESL Landforms and Special Features**

The Saguaro Forest at Desert Mountain Phase III, Unit Forty-Five is located within the Hillside Landform. The landform line is taken from the ESL Special Features Map created by Desert Mountain dated July 1, 1995 and approved in zoning case #31-ZN-93. This map is based on the City of Scottsdale's ESL Landform Maps prepared in 1991 as part of ESL0-1. No revisions to the ESLO Special Features Map are being requested by this application.

The proposed development in Saguaro Forest Phase III, Unit Forty-Five will NOT be visible from the established ESL Viewshed Analysis Locations. Please see attached photos taken from the ESL Viewshed Analysis Locations (Exhibit 1.2a -1.2d).

## **Conditional Use Permit Criteria**

Desert Mountain Club is pleased to adhere to the criteria set forth in Conditional Use Permit Sections 1.401. Desert Mountain Club plans on doing so as follows:

Section 1.401: There will be no damage or nuisance arising from noise, smoke, odor, dust vibration or illumination and there will be no impact on surrounding areas resulting from an unusual volume or character of traffic. The characteristics of this application are reasonably compatible with the types of uses permitted in the surrounding areas as well as within the development of Desert Mountain.

## **Site Design**

Compared to most of the lots found in The Saguaro Forest at Desert Mountain, the natural terrain of Lot 369 is relatively flat. The design of the site carefully incorporates natural site formations in a manner that will cause minimal disturbance to the natural desert.

The minimal improvements to Lot 369 will be naturally contoured and will provide arid-type landscaping resulting in a finished product that will quietly nestle into the site and will be generally hidden from a distance.

## **Architecture Design**

Desert Mountain Club proposes to construct the restroom, kiosk, ramadas and horse facility in a design style similar to a rustic Arizona ranch style with considerable attention and sensitivity to existing landscape. Native and natural materials will be used, such as Arizona Brown Schist and rusted steel. The architectural design of these improvements is consistent with the “Desert Contemporary” style described in the Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment.

## **Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment**

This subdivision, Saguaro Forest Phase III, Unit Forty-Five, is part of and subject to the Saguaro Forest Master Environmental Design Concept Plan Amendment which was approved by the Development Review Board in 1999.

The community design theme for all proposed improvements that includes landscaping, colors, materials, monument signage, retaining wall, lighting and other community design elements, will be in conformance with the approved Saguaro Forest Master Environmental Design Plan (MEDCP) Amendment previously approved by the Development Review Board.

## **Entry Features / Site Elements / Landscaping**

As noted above, this project is covered by The Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment. The MEDCP includes aesthetic treatment of entry features, gates, bridges, major drainage structures, retaining walls, lighting and landscaping. In general, our goal for the Saguaro Forest is to utilize materials and colors that harmonize with the natural desert environment, yet at the same time provide a slightly unique flavor from the rest of Desert Mountain.

Over the last twenty-five years, Desert Mountain Club has evolved one of the finest revegetation programs in the Sonoran Desert. Having over twenty-five years of experience allows our landscape crews to revegetate areas disturbed by construction in a manner that appears natural upon maturity and blends seamlessly with the native, undisturbed landscape. The natural desert planting will be carried up to the site of the improvements, consisting of native plants and non-

indigenous, desert-type, accent and flowering plants. The landscape palette, design concept and methodology for revegetation are approved as part of the Saguaro Forest MEDCP Amendment.

As has been done in previous subdivisions within Saguaro Forest, and as approved in the existing Saguaro Forest MEDCP, landscape and irrigation plans have not been required with the final plans submitted for this subdivision. Instead, the revegetation landscape program described in the Saguaro Forest MEDCP Amendment will be stipulated and implemented. This program has proven to provide the most successful method of revegetation landscaping in that it allows for plant species and densities to respond to their immediate surrounding conditions. Desert Mountain's history has proven that this technique is successful. Desert Mountain Club requests that landscape and irrigation plans not be required with the final plans submittal for construction and instead the revegetation landscape program described in the Saguaro Forest MEDCP Amendment be stipulated and utilized.

### **Colors and Materials**

The colors and materials for this project will be in conformance with the approved Saguaro Forest MEDCP. A separate color and material board has been submitted within this application and consist of minimal natural materials such as such as Arizona Brown Schist and rusted steel.

### **Methods of Horse Maintenance & Hospitality**

This private recreational facility will be managed and maintained by the Desert Mountain Club. Desert Mountain Club prides itself with their operations and maintenance programs that make it one of the best private residential communities in the nation. The proposed facilities will be maintained with the same standards to that of their six (6) golf clubhouses and thirty-seven (37) buildings property wide.

This facility is intended for the Desert Mountain Membership Services department to contract directly with a local, highly recognized, horseback riding vendor. Use of the Horse facility is intended exclusively for our club members and their guests and the staging of horses will be solely by this outside vendor. Club members will **not** be allowed to store or house their personal horses. Horses will be kept on site temporarily for staging purposes only when riding tours have been scheduled by our Membership Services department and contracted with our vendor. Horses will **not** be in the facility for any extended period of time.

The contracted vendor will be responsible for the import of all feeding materials, riding equipment, etc., in addition to the export of all horse waste. Desert Mountain Club intends to contain all horse manure behind the horse facility within a covered trailer that will be disposed daily by the contracted vendor. This vendor will be responsible to remove the manure off-property to a site that is permitted for disposal or fertilization. Although Desert Mountain Club does not anticipate any concerns of this nature to arise, Desert Mountain Club will monitor this process closely.

The responsible manager for the operation and maintenance of the facility will be the Director of Facilities and Construction, the same manager that is responsible for the Desert Mountain Club

Housekeeping and Engineering departments. These departments are also responsible for the daily upkeep and maintenance of all facilities property wide, including that of the six (6) golf clubhouses.

## **NAOS**

Due to the low-density of this application, sufficient NAOS has been provided within the Final Plat of Desert Mountain Phase III, Unit Forty-Five, which was recorded January 23, 2009. The NAOS calculations describe an NAOS requirement of 24.122 acres, of which all 24.122 acres of NAOS were provided (leaving 89.5% of the lot undisturbed).

## **Water and Wastewater**

The overall Desert Mountain Water Master Plan was approved on August 2, 2000. Water is provided to the site from a twelve inch (12") water main located in Chiricahua Pass road, adjacent to the site. A fire hydrant and water service were previously stubbed out from the water main to the site during the original road infrastructure improvements. The proposed site improvements will include the installation of a private booster pump and small hydropneumatic water tank to boost the existing water pressure for domestic and irrigation uses.

The wastewater system serving the site was previously approved in concept in the Desert Mountain Mega Lot No. 1 Sewer Design Report (SDR), accepted by the City of Scottsdale on October 21, 2008. The SDR provides for a sewer main to be constructed in a six foot (6') wide easement adjacent to the Chiricahua Pass road right-of-way. A private sewer lift station will collect the site wastewater and convey it to the sewer main across the road in the easement. The sewer main will then convey the wastewater from The Private Recreational Facility in the previously recorded easement to an existing manhole located at the intersection of Chiricahua Pass Road and East Cintarosa Pass road.

## **Closing**

Desert Mountain is a community known for its quality-designed, developer-built improvements. This project will continue the success and high standards found throughout Desert Mountain. With this application, Desert Mountain Club requests Conditional Use Permit approval of The Private Recreational Facility, Desert Mountain, Phase III, Unit Forty-Five, Lot 369.



FROM ESLO-2

## SEC. 6.1022. EXEMPTIONS AND EXCEPTIONS

A. The ESL regulations shall apply to all public or private development projects within the ESL district, except as provided in section S6.1022B AND 6.1023, exemptions. In the event of a conflict between the ESL regulations and any other provision of the Zoning Ordinance, the ESL regulations shall prevail.

**B. THE 12-11-2001 AMENDMENTS TO THE ESL REGULATIONS, INCLUDING AMENDMENTS TO THE ESL LANDFORMS AND PROTECTED PEAKS AND RIDGES MAPS, SHALL NOT APPLY TO:**

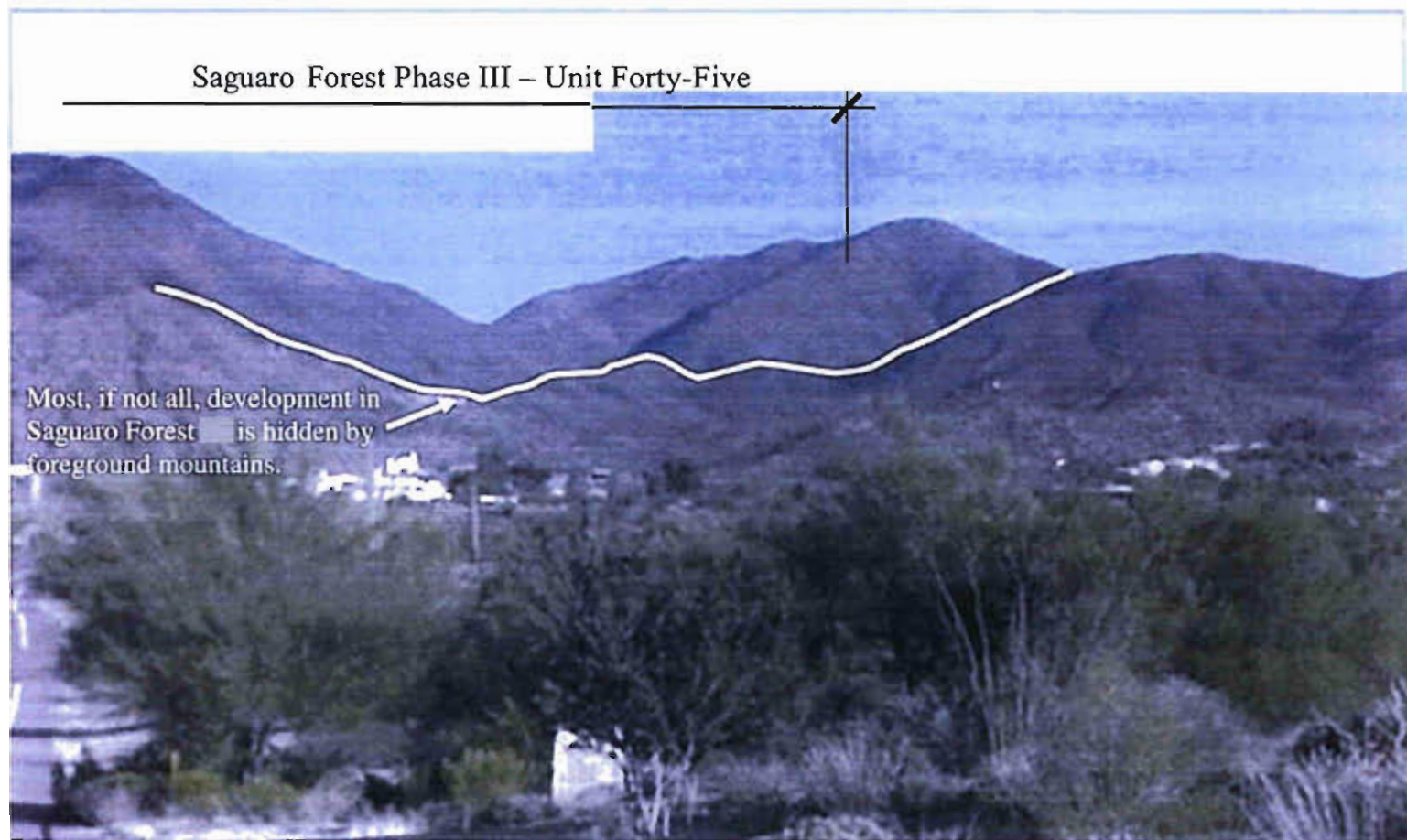
- 1. PROPERTY WITHIN A MASTER-PLANNED COMMUNITY THAT RECEIVED ZONING APPROVAL UNDER THE PROVISIONS OF THE FORMER ESL REGULATIONS (FORMER SECTIONS 7.800 THROUGH 7.858)**
- 2. PLATTED LOTS WITHIN A SUBDIVISION APPROVED UNDER THE FORMER ESL REGULATIONS (FORMER SECTIONS 7.800 THROUGH 7.858) OR THE FORMER HILLSIDE ORDINANCE.**
- 3. PROPERTY THAT HAS RECEIVED APPROVAL BY THE DEVELOPMENT REVIEW BOARD, INCLUDING APPROVAL OF PRELIMINARY PLATS AS OF THE EFFECTIVE DATE OF THESE 12-11-2001 AMENDMENTS.**

**C. DEVELOPMENT OF PROPERTIES THAT ARE EXEMPTED FROM THIS ORDINANCE IS ENCOURAGED TO COMPLY WITH ITS INTENT.**

## Sec. 6.1023. Hillside district exemptions

The ESL regulations shall not apply to a development project, which was the subject of a pending application as of February 19, 1991, or development approvals under the provisions of the former hillside district, Section 6.800 through 6.810. For the purposes of this Section, "development approval" means rezoning, use permit, subdivision plat, master plan, Development Review Board, variance or building permit approval.

- A. *Applicability of hillside district regulations.* Exempt development projects shall be developed under the hillside district regulations and development standards in effect when the development project was approved, including rezoning stipulations.
- B. *Application of ESL regulations to exempt development projects.* The owner of a development project exempt under this Section may elect to develop under the ESL regulations. The election must be communicated in writing to the project review director ZONING ADMINISTRATOR before application is made for further development approval following the effective date of ESLO (February 19, 1991).



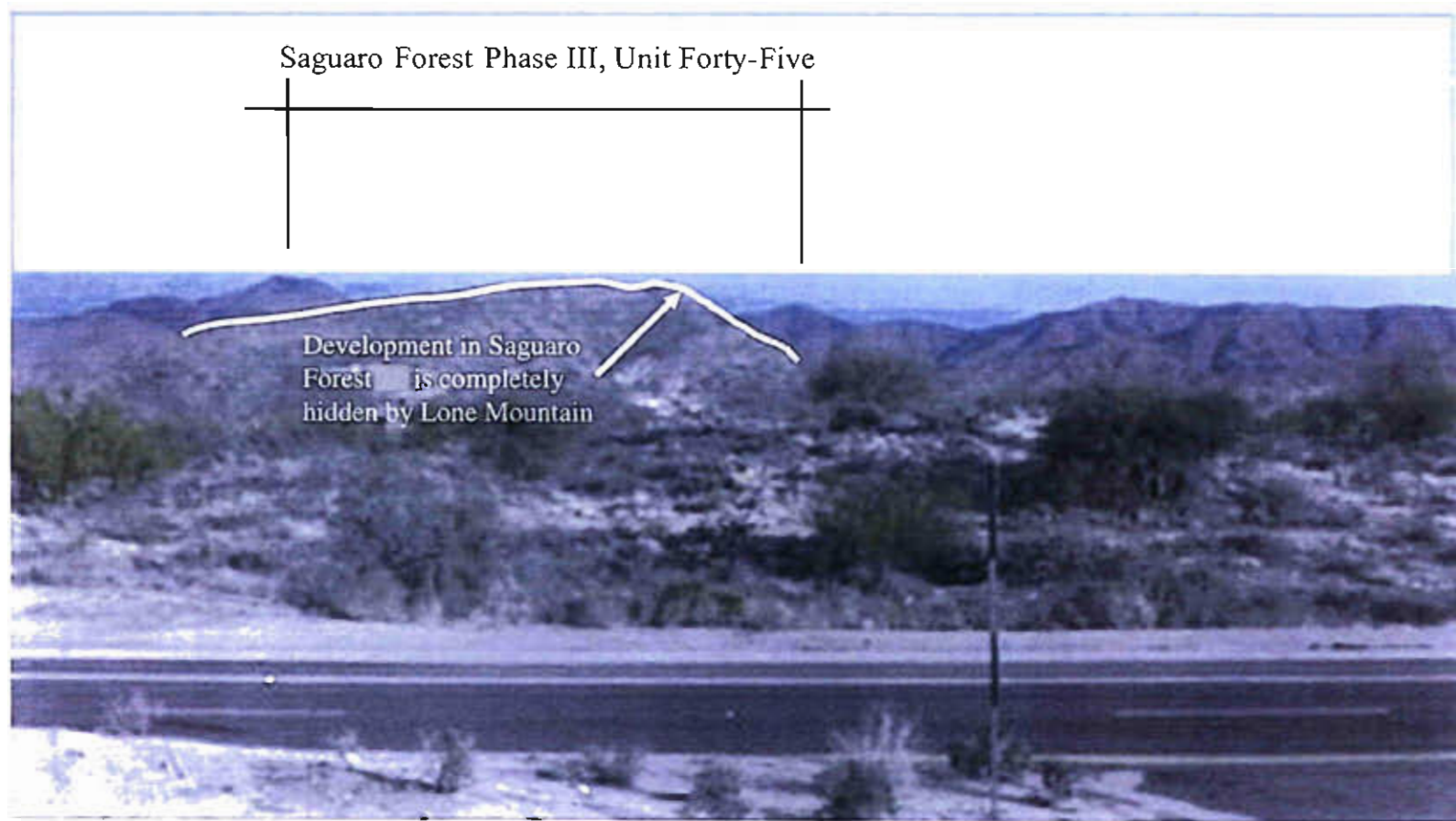
Intersection of Cave Creek Road and Pima Road

Desert Mountain

Saguaro Forest – Phase III, Unit Forty-Five

Photo from Designated ESLO View Points

Exhibit 1.2a



Intersection of Cave Creek Road and Desert Mountain Parkway

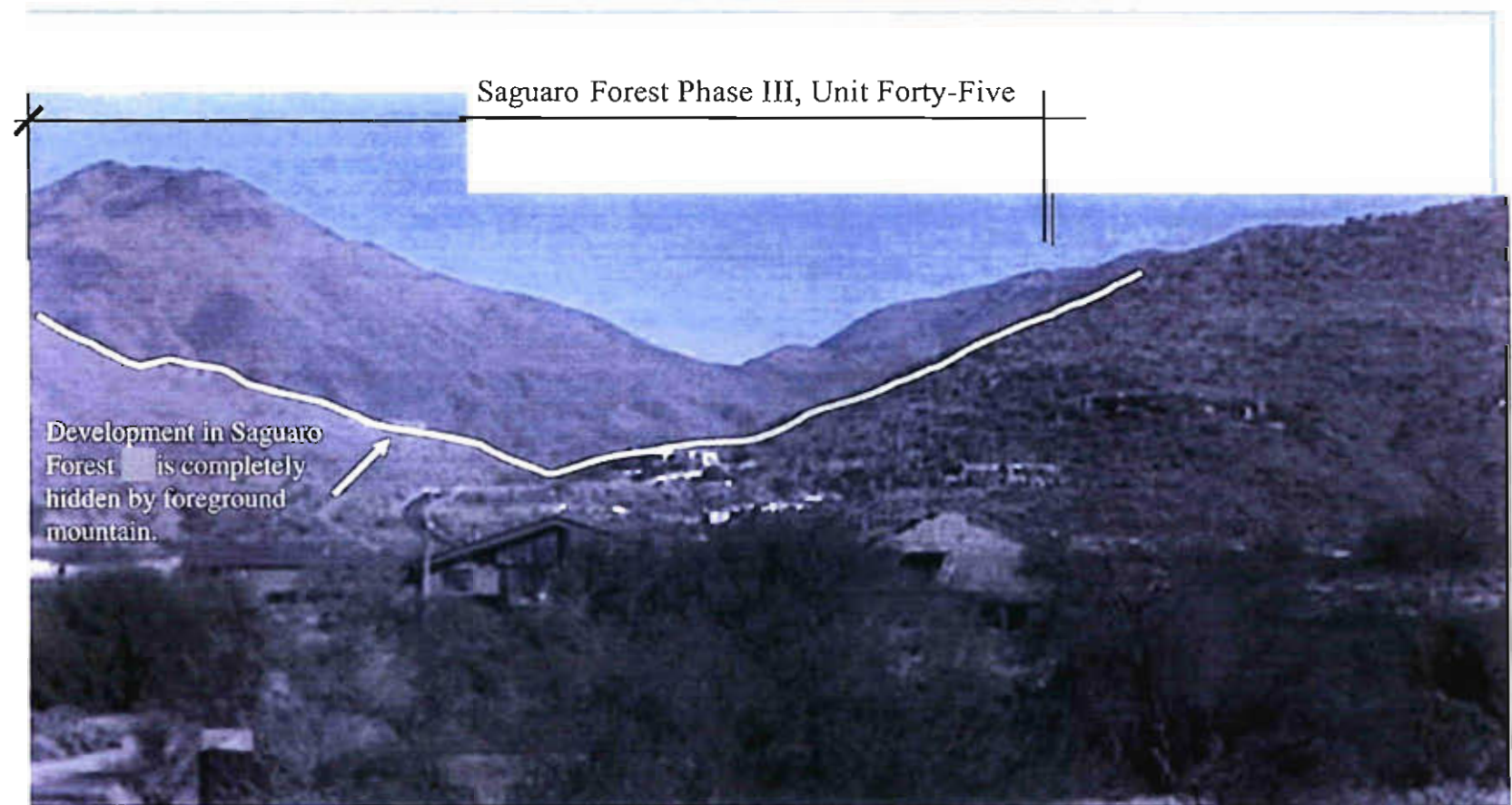
Desert Mountain

Saguaro Forest — Phase III, Unit Forty-Five

Photo from Designated ESLO View Points

Exhibit 1.2b





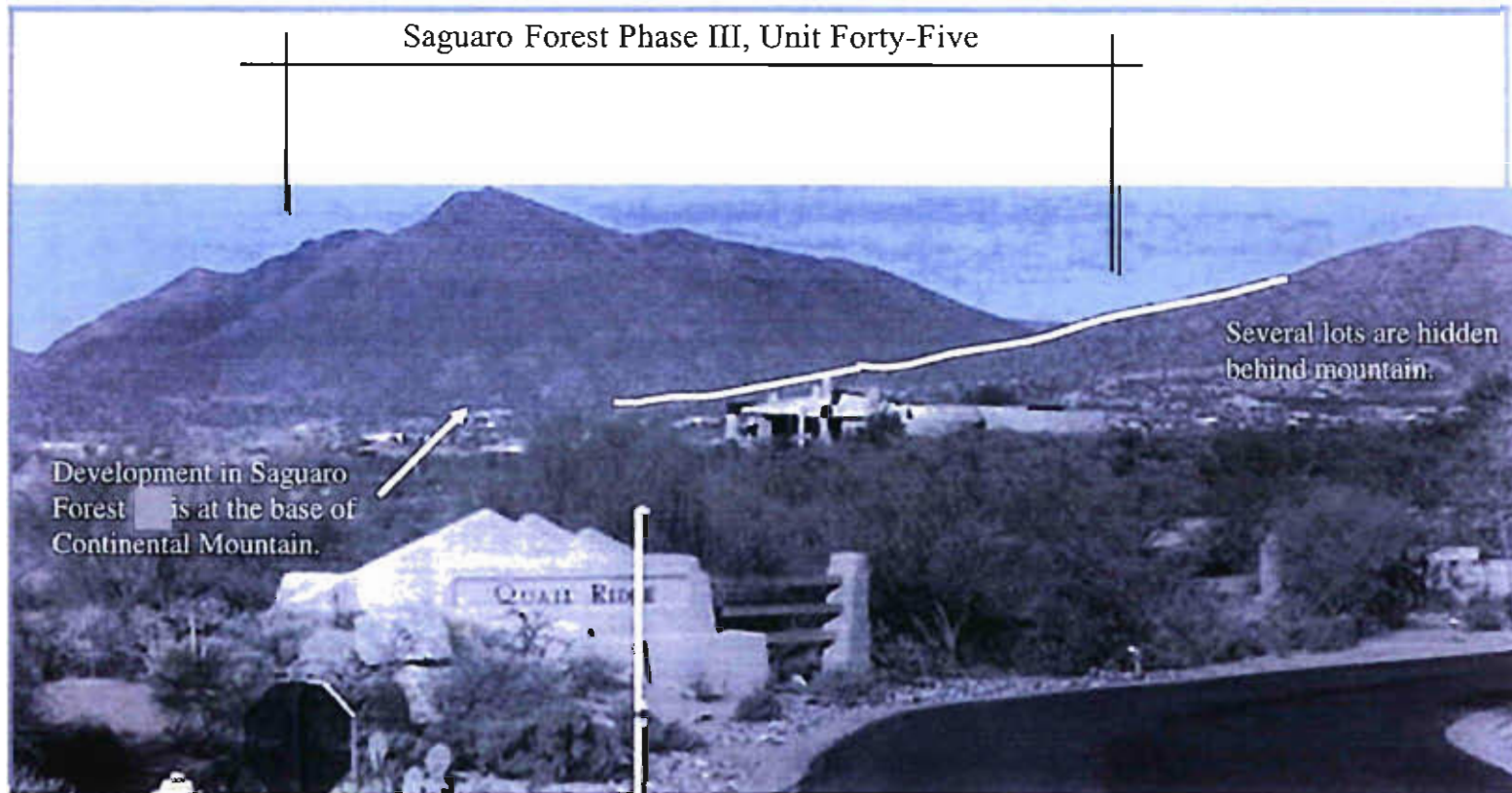
Intersection of Cave Creek Road and Desert Hills Drive

Desert Mountain

Saguaro Forest – Phase III, Unit Forty-Five

Photo from Designated ESLO View Points

Exhibit 1.2c



Intersection of Cave Creek Road and Bartlett Lake Road

Desert Mountain

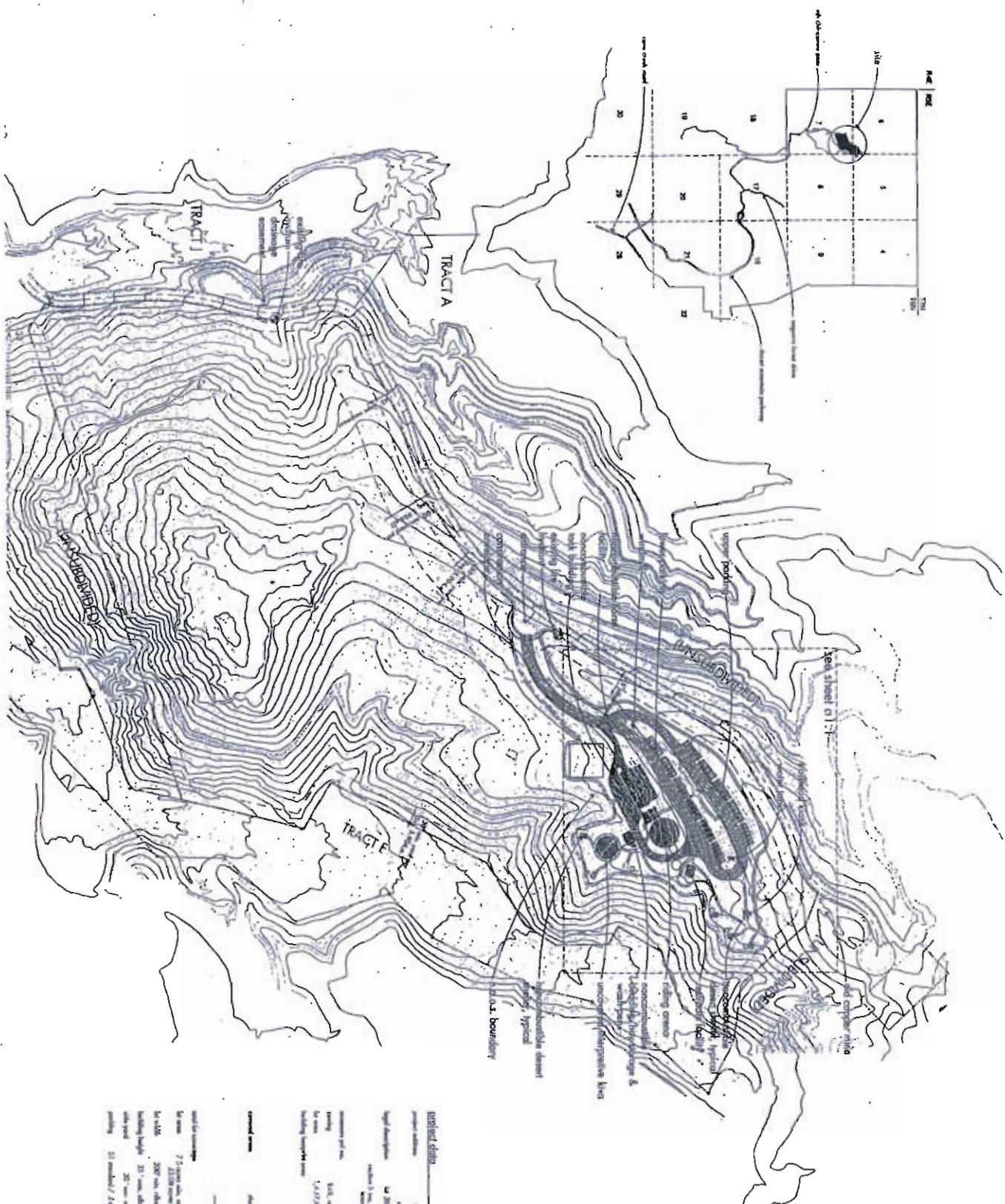
Saguaro Forest —Phase III, Unit Forty-Five

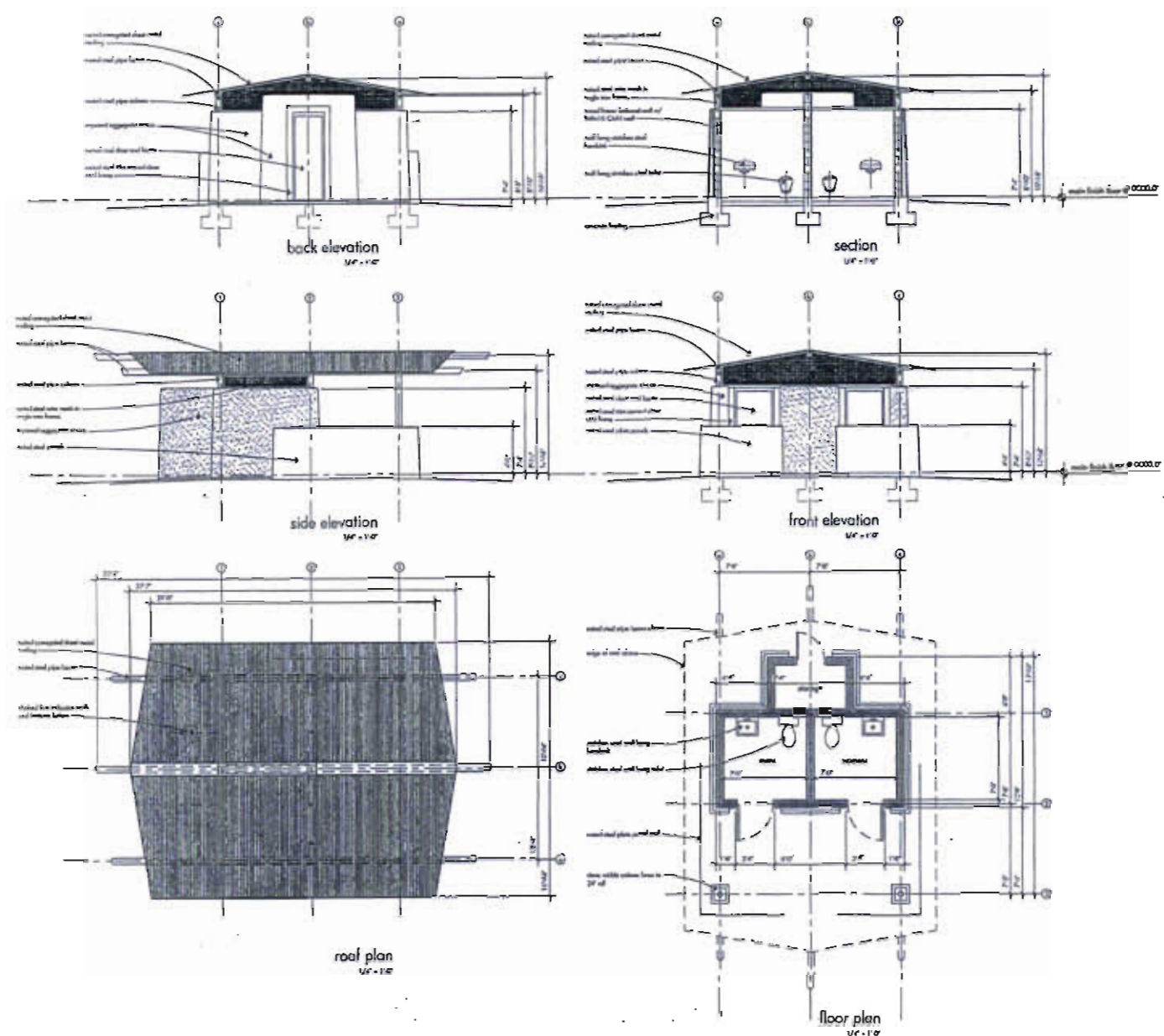
Photo from Designated ESLO View Points

Exhibit 1.2d



1211

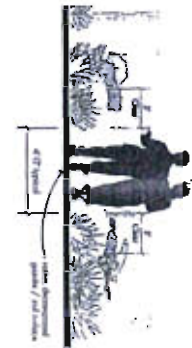




restroom building plans & elevations

6-UP-2013  
06/12/2013

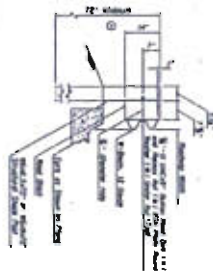




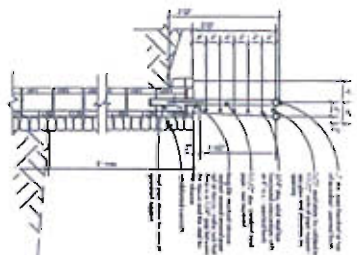
① post / rail detail



guard rail & box beam detail  
showing rail & box beam connection  
typical for all rail connections



② guard rail & box beam detail



③ railing wall detail

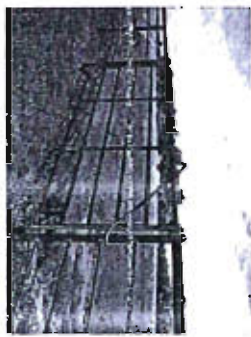


② AC structural section



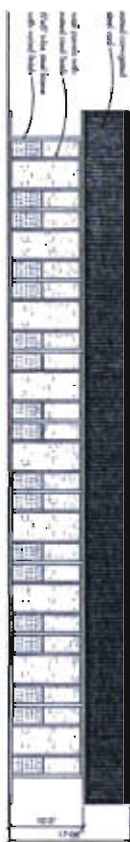
① general structural section

## site details



## riding arena & general horse fence style

General riding arena and horse fence, section A-C, 1/4" = 1'-0"



front / north elevation



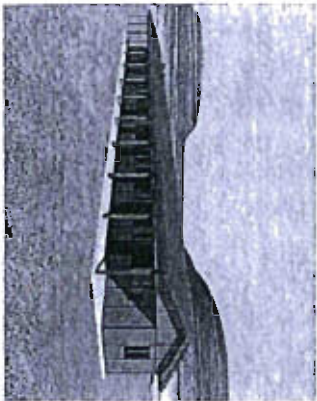
west / side elevation



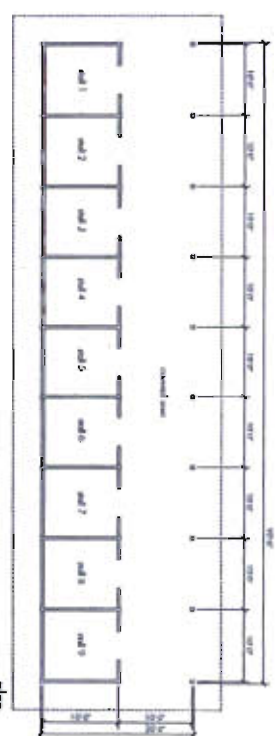
back / south elevation



east / side elevation



REMARKS: 1. RAILING SHALL BE 4" X 6" SAWN LUMBER OR EQUIV. CLADDING SHALL BE 1/2" X 6" SAWN LUMBER OR EQUIV. 2. RAILING SHALL BE 4" X 6" SAWN LUMBER OR EQUIV. CLADDING SHALL BE 1/2" X 6" SAWN LUMBER OR EQUIV. 3. RAILING SHALL BE 4" X 6" SAWN LUMBER OR EQUIV. CLADDING SHALL BE 1/2" X 6" SAWN LUMBER OR EQUIV.



plan

## horse facility plans & elevations

1/4" = 1'-0"



The Desert Mountain Club  
Private Recreation Facility  
Horse Facility, Arena, & Details

1211  
Issue date  
April 18, 2013  
Revisions  
City of Las Vegas  
June 12, 2013  
City of Las Vegas  
July 12, 2013  
Signed: City Engineer

a2.3

6-UP-2013  
06/12/2013

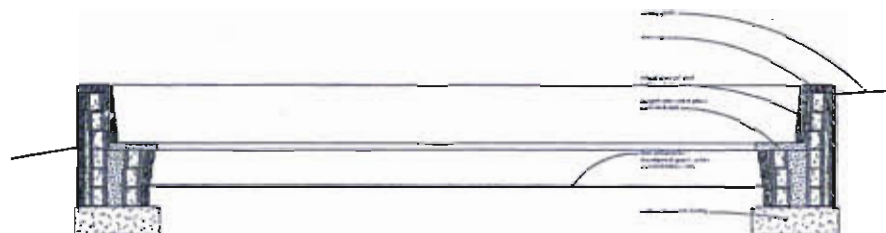
5/2

6/1

1/1



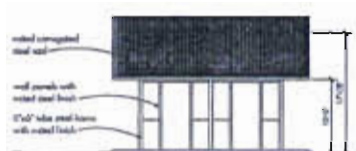
uncovered interpretive kiva



uncovered interpretive kiva section

Continued using the site's available areas.

1/8" = 1'-0"



front / north elevation



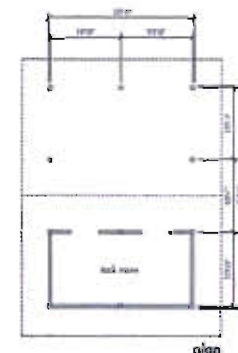
west / side elevation



back / south elevation



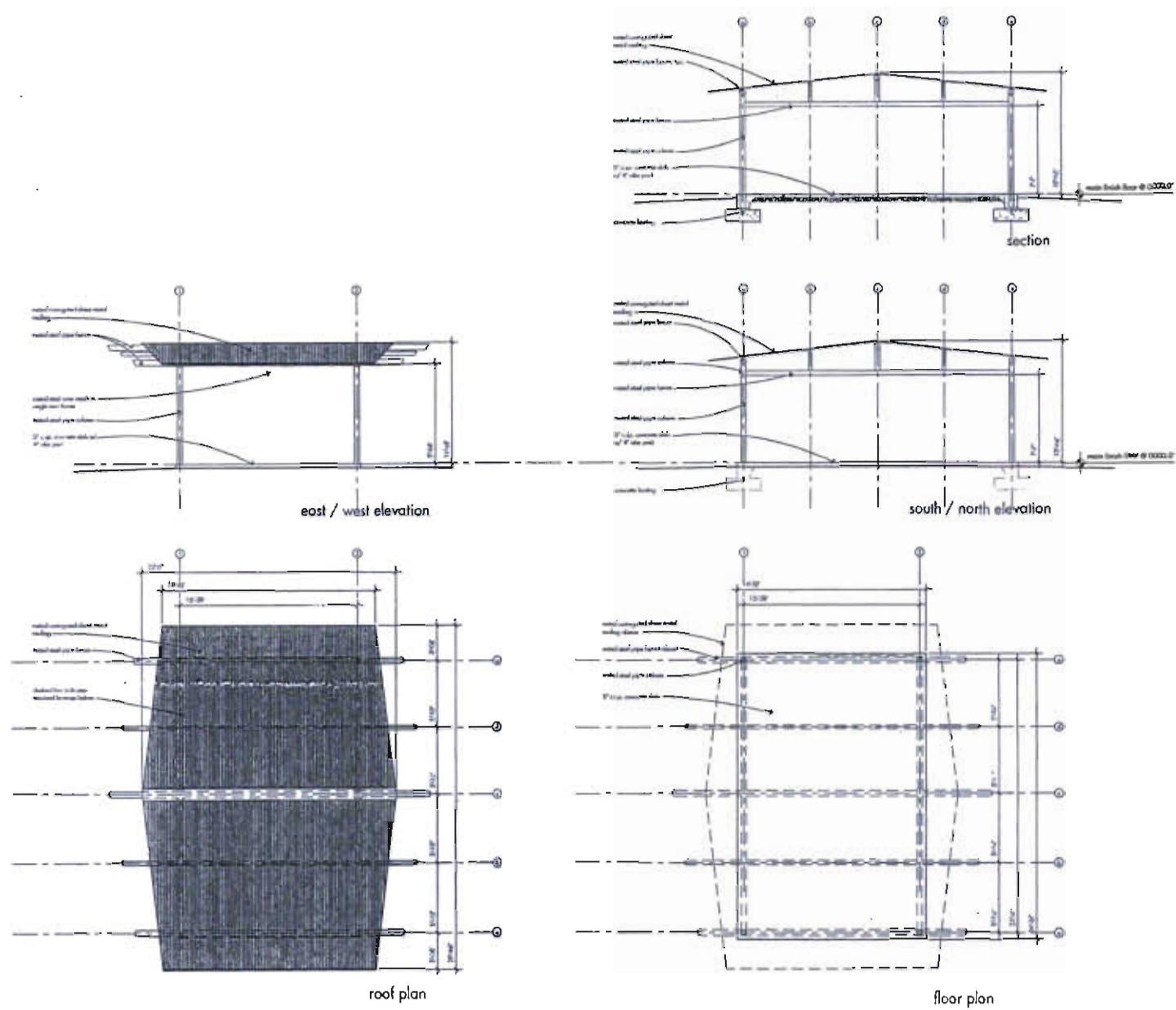
east / side elevation



plan

tack building plan & elevations

1/8" = 1'-0"



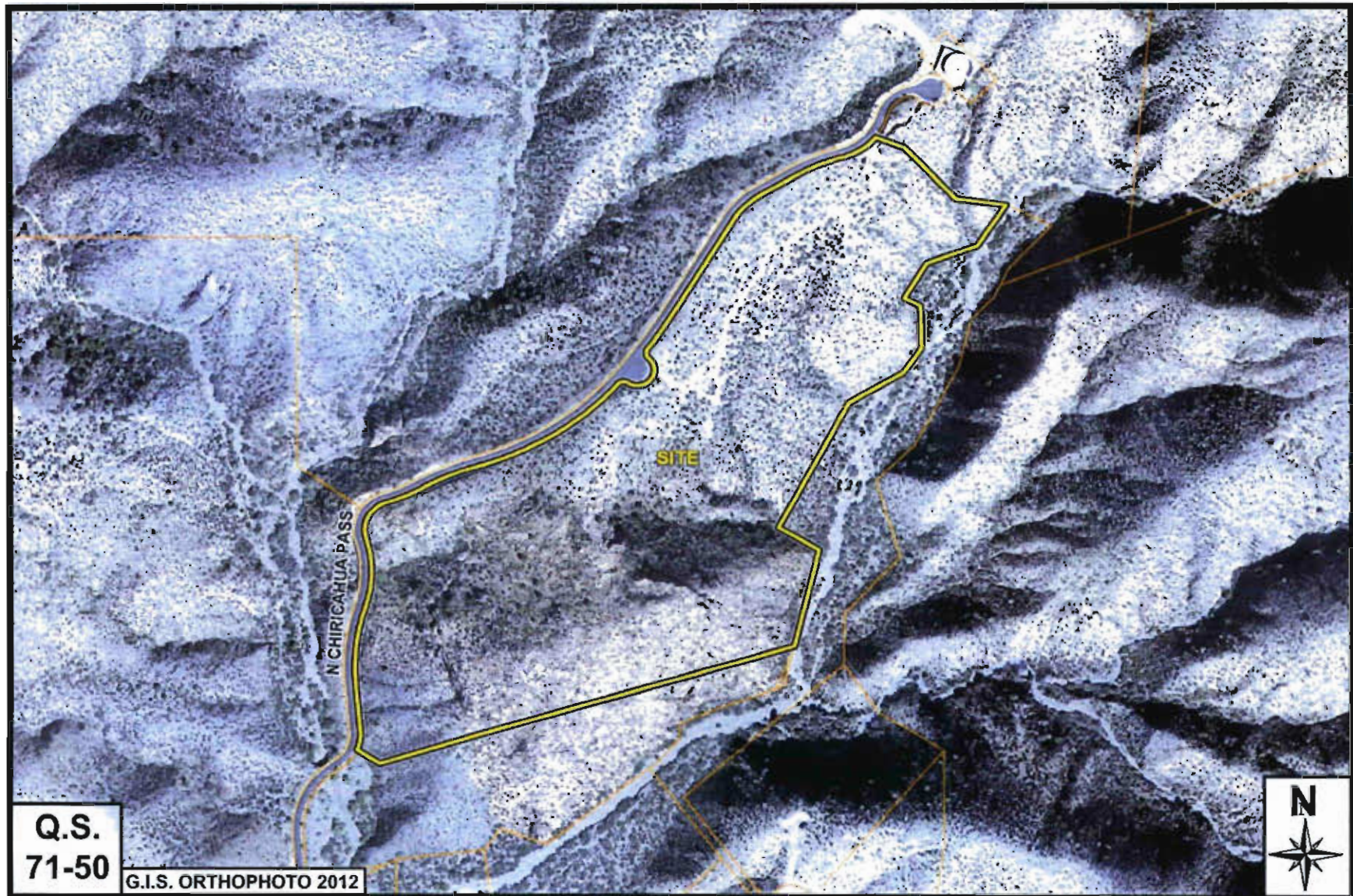
## hay storage building plan & elevations

 $1/4 = 1/8$ 

6-UP-2013  
06/12/2013

6-UP-2013  
06/12/2013





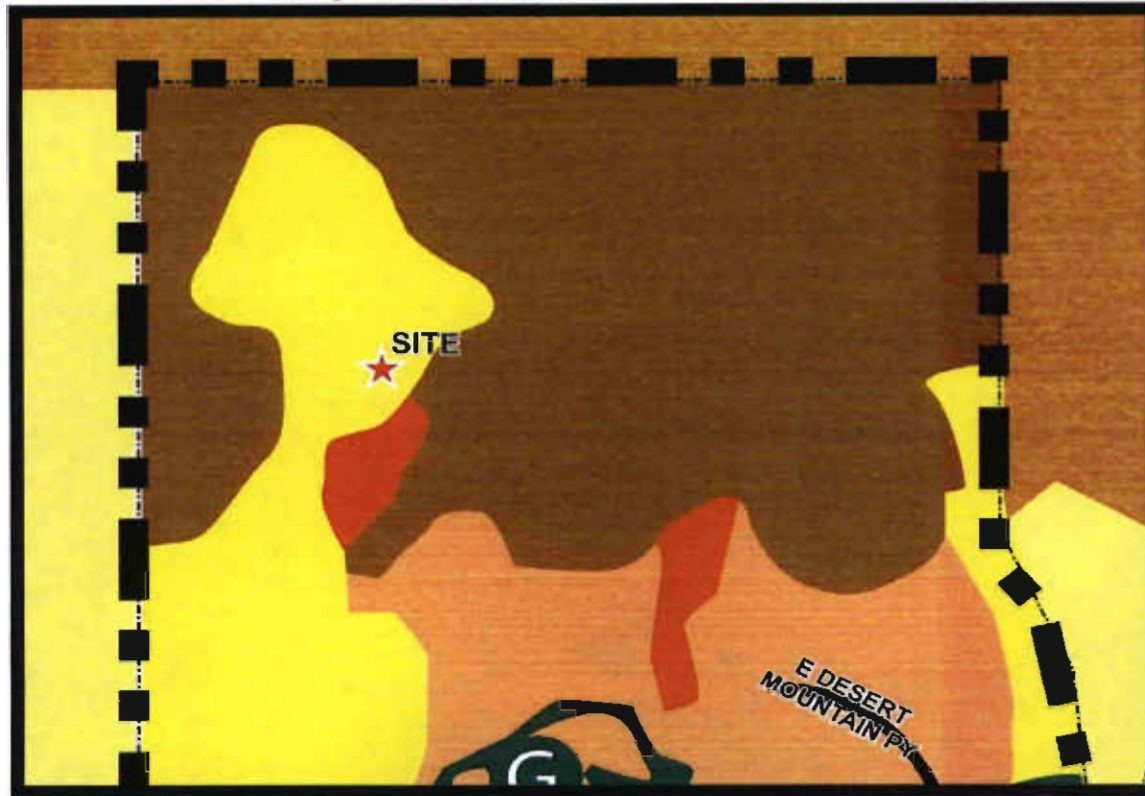
**Desert Mountain Club Private Recreational Facility**

**6-UP-2013**

ATTACHMENT #4



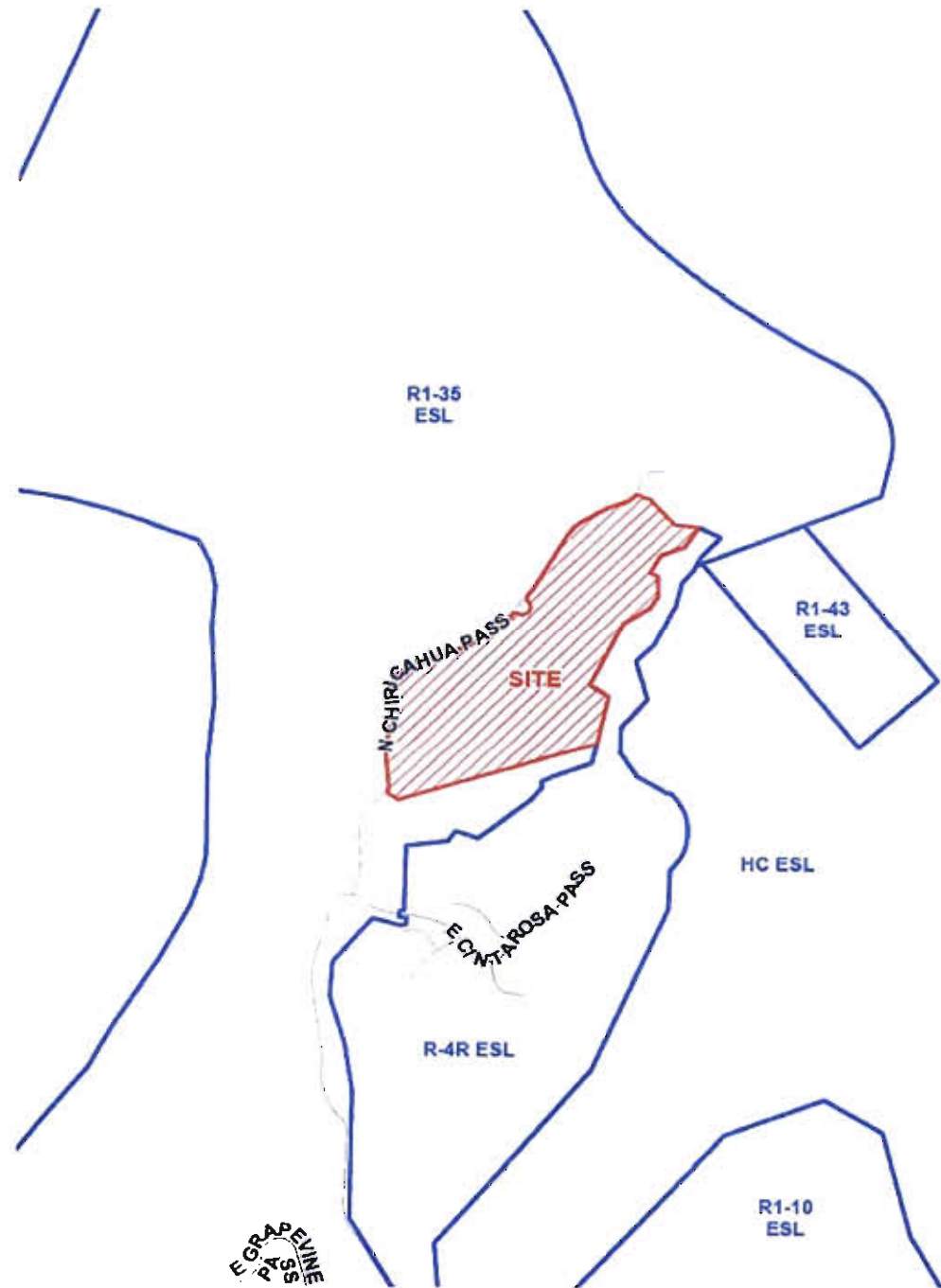
## Existing General Plan Land Use Map



6-UP-2013

ATTACHMENT #5

# Zoning Map



**6-UP-2013**

ATTACHMENT #6



June 12, 2013

Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd, Suite 105  
Scottsdale, AZ 85251

Dear Planning Division,

Desert Mountain Club Inc. presents this Citizen Review Report which provides supporting documentation, as outlined below, of notification to Club members with regard to the proposed development of a Private Recreation Facility at Desert Mountain, Phase III, Unit Forty-Five.

There are no property owners within 750 feet of the proposed developments to Desert Mountain, Phase III, Unit Forty-Five other than Desert Mountain Club, Inc., however the Club elected to notify the entire membership for the 8,000 square foot Club of the developments during its Annual Meeting which took place on March 27, 2013.

Please note that it is due to Desert Mountain Club member's request that notices are sent out via email. If a member has 'elected' to receive paper statements and general correspondence by mail, a hard copy form is mailed to those individuals. Otherwise, email and/or access to the Club web site are the standard form of correspondence and communication to our Club members.

**Citizen Review Checklist.**

**A. Details of the methods used to involve the public including:**

1. Dates and locations of all meetings and all other contacts where neighbors were invited to discuss the applicant's proposal.

**The Desert Mountain Club, Inc. Annual Meeting took place on Wednesday, March 27, 2013 at the Cochise Geronimo Clubhouse, centrally located in Desert Mountain.**

2. Copies of letters or other means used to Interested Parties List and/or Property Owners. Provide the dates mailed, number of mailings, and the listing of addressed.

**A message notifying Desert Mountain Club, Inc. members of the Annual Meeting was mailed to all 2,083 members, and posted on the Club web site on February 20, 2013 (Attachment A).**

**Stand-alone email blasts providing details of the Annual Meeting were sent to members and spouses on February 22, 2013 (6,977 total recipients) and March 25, 2013 (Attachment B).**



**Weekly email blasts that mentioned the Annual Meeting were sent members and spouses on March 13, 2013 and March 20, 2013, requesting that members "Save the Date" (Attachment C).**

There are no property owners within 750 feet of the proposed development. Therefore Desert Mountain Club, Inc. requests that the attached copies of letters and emails to our entire Club membership suffice as proper notification.

3. Map showing where notified property owners are located.

**Attachment D shows a map of the area surrounding proposed developments. Desert Mountain Club, Inc. is the only property within 750 feet of proposed developments.**

4. Open House sign-in sheets, list of people that participated in the process, comment sheets and written summary of the comments provided at the open house meeting.

**Attachment E is a sign-in sheet from the Annual Meeting on March 27, 2013. 132 members were in attendance, and another 58 members called in and participated via the Club's conference call. Please note that due to privacy reasons, both the member number and the member email address on the sign-in sheet has been blacked out.**


**Attachment F is the presentation slides and notes from Desert Mountain Club, Inc. Annual Meeting President's Report, presented by Board President Mr. Paul Wutz.**

B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process.

**The Club has had no negative dialogue with the membership; we have had nothing but positive feedback.**

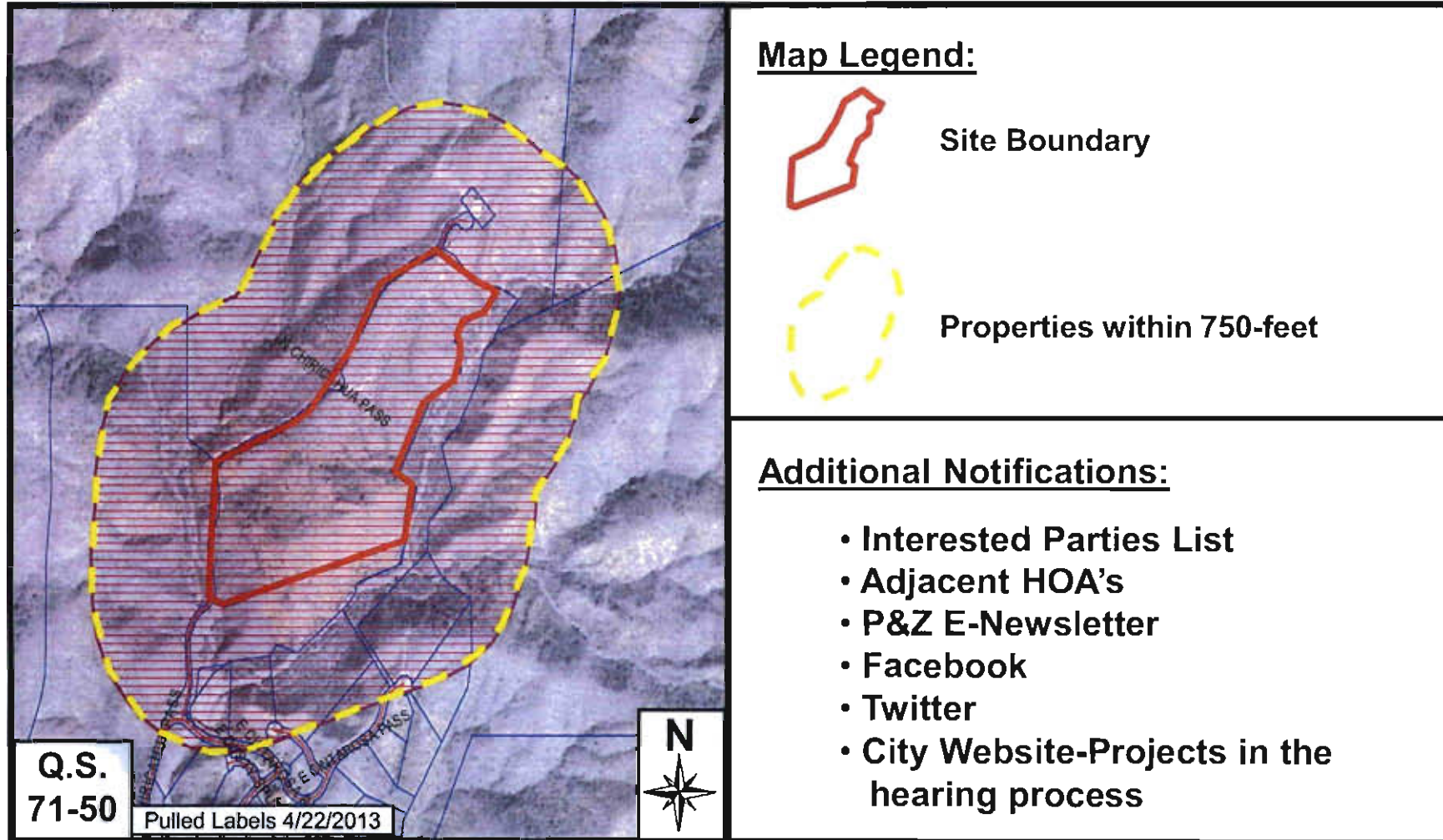
Please accept this report as sufficient information to accept and approve the Conditional Use Permit for the Desert Mountain Club, Inc.

Thank you for your time and attention to this request,

A handwritten signature in black ink, appearing to read 'Todd A. Bruen', written over three horizontal lines.

Todd A. Bruen  
Director of Facilities and Construction  
Desert Mountain Club, Inc.  
[tabruen@desertmt.com](mailto:tabruen@desertmt.com)  
602-680-8412

## City Notifications – Mailing List Selection Map



**Desert Mountain Club  
Private Recreational Facility**

**6-UP-2013**

ATTACHMENT #8



**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, AUGUST 14, 2013**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:** Michael D'Andrea, Chairman  
Ed Grant, Vice-Chair  
Michael Edwards, Commissioner  
Erik Filsinger, Commissioner  
Matt Cody, Commissioner  
David Brantner, Commissioner

**ABSENT:** Jay Petkunas, Commissioner

<b>STAFF:</b>	Tim Curtis	Greg Bloemberg
	Sherry Scott	Keith Niederer
	Meredith Tessier	Steve Venker
	Kim Chafin	Dan Symer
	Kira Wauwie	

**CALL TO ORDER**

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:10 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:  
[www.scottsdaleaz.gov/boards/PC.asp](http://www.scottsdaleaz.gov/boards/PC.asp)

### **MINUTES REVIEW AND APPROVAL**

1. Approval of July 10, 2013 Regular Meeting Minutes including Study Session.

**COMMISSIONER BRANTNER MOVED TO APPROVE THE JULY 10, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

### **EXPEDITED AGENDA**

1. 491-PA-2013                      (Zoning Ordinance Clean-up: Public Safety Implementations)

**COMMISSIONER BRANTNER MOVED TO INITIATE CASE 491-PA-2013 SECONDED BY COMMISSIONER FILSINGER. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

2. 6-UP-2013                      (Desert Mountain Club Private Recreational Facility)

3. 9-UP-2013                      (Scottsdale Fashion Square Mall - V95)

**COMMISSIONER BRANTNER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASES 6-UP-2013 and 9-UP-2013, PER THE STAFF RECOMMENDED STIPULATIONS, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET; SECONDED BY COMMISSIONER FILSINGER. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

### **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:12 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:  
[www.scottsdaleaz.gov/boards/PC.asp](http://www.scottsdaleaz.gov/boards/PC.asp)