

BEUS GILBERT
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66093-000006

November 18, 2016

VIA U.S. MAIL

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

Dear Property Owner or Interested Party:

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

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

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

NEIGHBORHOOD MEETING

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

For directions, please see the attached Neighborhood Meeting Location Map

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

Beus Gilbert PLLC c/o Dennis M. Newcombe

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

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

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

Very truly yours,

BEUS GILBERT PLLC

Dennis M. Newcombe
Planning Consultant

Attachments:

- Aerial Location Map
- Site Plan
- Elevation
- Neighborhood Meeting Location Map

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



ELEVATION



scale: 1/4"=1'

SITE PLAN



Development Information:

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

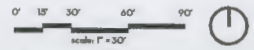
CUP Area Development Information:

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

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

Legend:

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



Neighborhood Meeting Map: "The Outpost" CUP

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

Copper Ridge School: Cafeteria

10101 E. Thompson Peak Parkway

