

# BEUS GILBERT

PLLC

ATTORNEYS AT LAW

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

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

66093-000006

October 18, 2016

## VIA U.S. MAIL

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

Dear Property Owner or Interested Party:

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

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

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

## NEIGHBORHOOD MEETING

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

\*\*\*For directions, please see the attached Neighborhood Meeting Location Map\*\*\*

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

Beus Gilbert PLLC c/o Dennis M. Newcombe

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

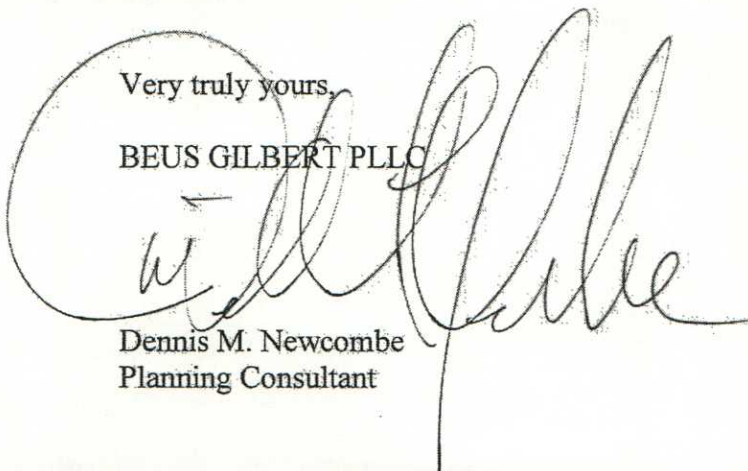
In addition, the City of Scottsdale Project Coordinator for this project will be Jesus Murillo who can be reached by phone at (480) 312-7849 or by email at [jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov).

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

Very truly yours,

BEUS GILBERT PLLC

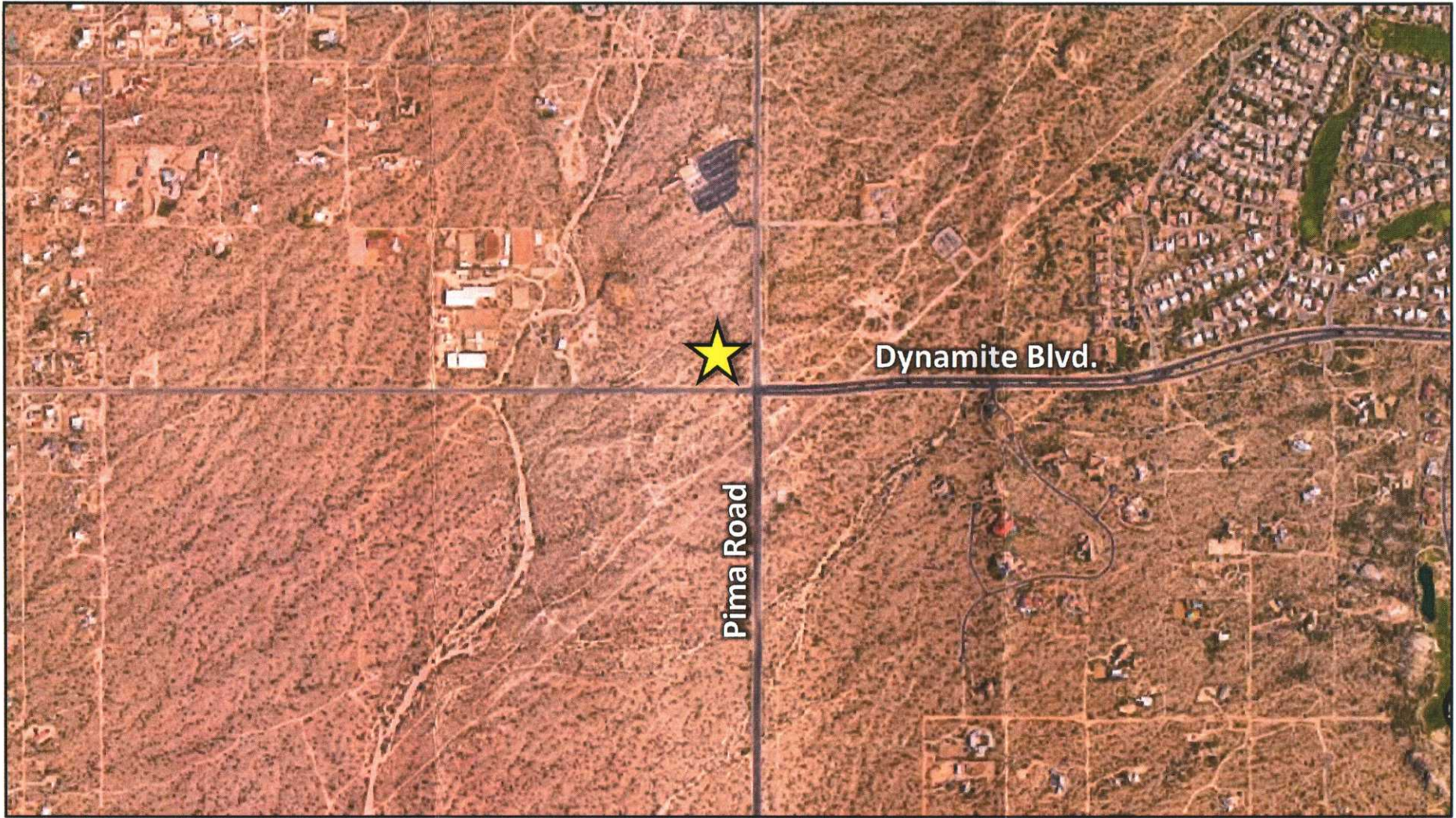
Dennis M. Newcombe  
Planning Consultant



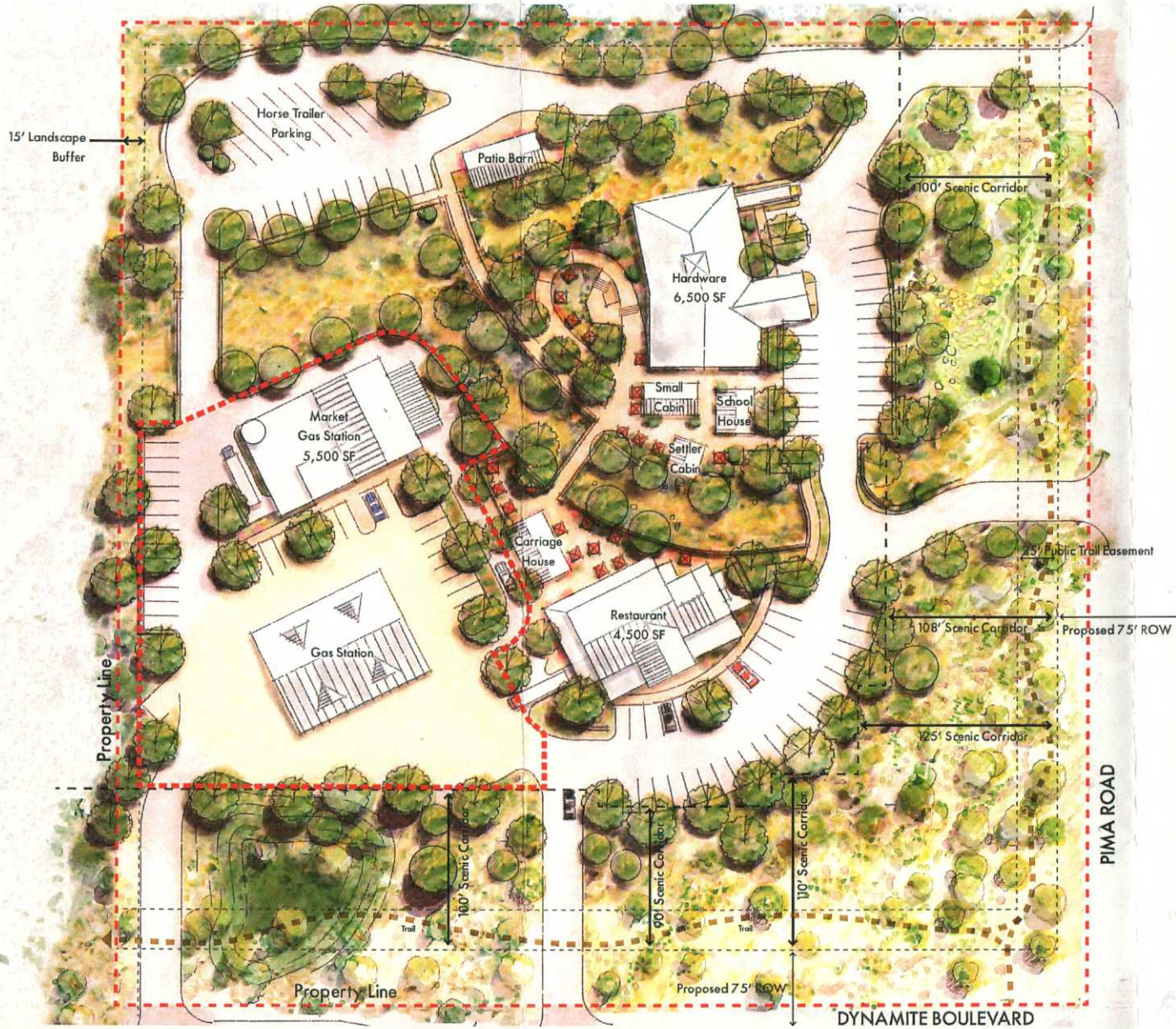
**Attachments:**

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

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



# SITE PLAN



## Development Information:




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

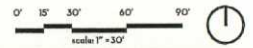
## CUP Area Development Information:

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

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

## Legend:

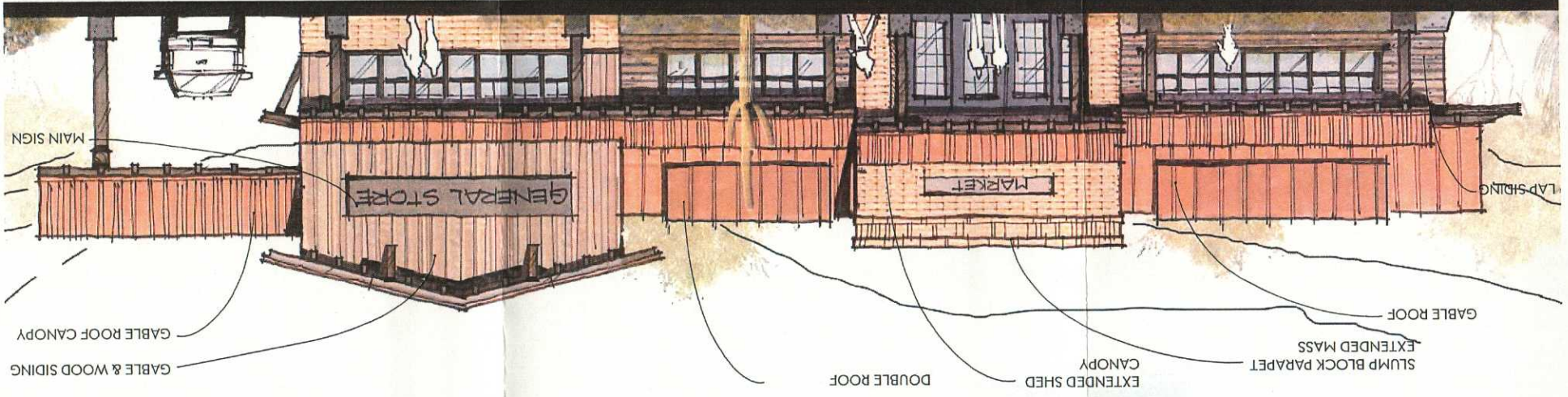
-  Conditional Use Permit required for Gas Station, Gas Pumps, and Circulation
-  Trail
-  Property Boundary





THE OUTPOST @ PIMA & DYNAMITE  
SCOTTSDALE, AZ

scale: 1/4"=1'



ELEVATION

Neighborhood Meeting Map: "The Outpost" CUP

Wednesday, November 2<sup>nd</sup>, 2016 at 6:00 PM

**Copper Ridge School: Cafeteria**

10101 E. Thompson Peak Parkway

