

PLANNING COMMISSION REPORT



Meeting Date: June 22, 2016
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

McIntosh Abandonments 5-AB-2016

Request to consider the following:

A recommendation to City Council regarding the following requests for a property located at 10300 N. 124th Street with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning:

1. Abandon the 33-foot General Land Office Patent Easement on the western boundary of the property
2. Abandon the western 5-feet of the Roadway Easement located along N. 124th Street leaving a 35-foot half street of right of way

Key Items for Consideration

- Access not impacted by these proposed abandonments
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- Reconfiguration of Natural Area Open Space Easements to a more appropriate location

OWNER

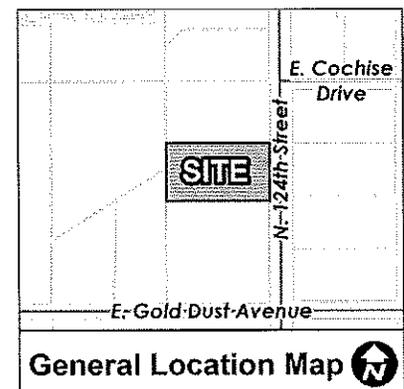
Robert & Nancy McIntosh
480-614-1252

APPLICANT CONTACT

Ricki L. Horowitz
Burch and Cracchiolo
602-234-8728

LOCATION

10300 N. 124th St.



BACKGROUND

General Plan and Character Area Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods and a part of the East Shea Character Area Plan. These categories include relatively low-density and larger lot development, including horse privilege neighborhoods and areas with sensitive and unique natural environments.

Zoning

The site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL). The City of Scottsdale annexed the subject property in 1975 under Ordinance No. 891 and the City of Scottsdale R1-43 zoning was applied. The Environmentally Sensitive Lands Overlay was applied in 1991.

Context

The subject property is located at the northwest corner N. 124th St. and E. Gold Dust Ave. The site is generally surrounded by one (1) acre single family parcels (see context aerial attachments).

General Land Office Patent Easements History

- Within the City of Scottsdale there are General Land Office (GLO) lots or parcels of various sizes created by the Federal Small Tract Act. This act was passed in 1938 and repealed in 1976.
- Most GLO lots were patented with 33 foot (or sometimes 50 foot) roadway and public utility easements typically “as near as practicable to the exterior boundaries.”
- The city has viewed these patent roadway and utility easements as assured access at least until a local circulation plan is established.
- As GLO lots come in for development (i.e., lot splits, subdivisions or requesting building permits) staff requires city right-of-way dedications per city circulation plans. The city’s transportation plan establishes a street system to replace the grid pattern created by the GLO easements.
- Any patent easements in excess of the current requirements to the circulation plans (including trails), roadway standards, and not required to insure access to any other lot, may be requested to be abandoned.
- On 1981, City Ordinance 1386 was adopted delegating the authority for the release of GLO easements to the Engineering Services Director.
- On March 2, 1999, the City Council repealed Ordinance 1386 and adopted Ordinance 3219 which requires the abandonment of the GLO patent roadway easements to go through the same public hearing process currently used for all rights-of-way, alleys, and roadway easements. The City Attorney’s office has concluded that this process for consideration of GLO roadway abandonment satisfies legal requirements.
- On August 12, 2005, Arizona Revised Statute section 9-500.4 became effective. This section gives the local municipality the right to abandon GLO patent easements, and concurs with the city’s position on abandonment of GLO patent easements.

Subject Roadway Easements

The subject 33-foot General Land Office Patent Easement (GLO) is located along the western boundary of the subject property and was dedicated in June of 1954 through patent serial number 1144958. The subject GLO roadway easement was reserved on the original patent deed to assure legal access. Currently the GLO easement is not improved and sits in the rear of the property (see attachment #6).

The subject ten (10) feet of the total 40-foot Roadway Easement is located along the eastern boundary of the subject property. The Roadway Easement was dedicated in June of 1976 through recording number 1976/0153068 to provide legal access to the property along N. 124th Street. The smaller portion of the roadway easement located on the property is currently not improved and is located in the front yard (see attachment #6).

Related Policies, References

218-SA-2003

2008 Scottsdale Transportation Master Plan

East Shea Area Local Area Infrastructure Plan (LAIP)

APPLICANTS PROPOSALS

This is a request to abandon roadway easements in order to relocate Natural Area Open Space easements to a more appropriate location, as follows

1. Abandon the 33-foot General Land Office Patent Easement (Patent No.1144958) on the western boundary of the property.
2. Abandon the western 5-feet of the Roadway Easement (Recording No. 1976/0153068) located along N. 124th Street leaving a 35-foot half street of right of way.

IMPACT ANALYSIS

Traffic/Trails

The Local Area Infrastructure Plan provides street access off of N. 124th Street for the subject property (see attachment #10). The GLO easement is located opposite the front property line in the rear of the lot.

The street classification of N. 124th Street is a Minor Collector, and the minimum required right-of-way is a total of seventy (70) feet, comprised of two thirty-five (35) foot wide half streets. Currently, a forty (40) foot half street exists in easement and fee-simple form along N. 124th St., comprising of a thirty (30) foot right-of-way dedication, and ten (10) feet of roadway easements.

Emergency/Municipal Services and Utilities

All existing emergency and service access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated public right-of-way along N. 124th Street. No impacts are anticipated.

Public Utilities

The public utilities have been notified of the applicant's requests. Staff has received the utility companies' approval for the abandonment of the GLO easement, but has not yet received responses regarding the abandonment of the western five (5) feet of the Roadway Easement. Complete utility sign off for both abandonment areas will be a condition of the resolution.

Community Involvement

The applicant notified all property owners within 750 feet of the proposed abandonment. The site was also posted notifying interested parties of the request and the city sent postcards to property owners surrounding the site in notice of the request. The applicant and city staff received questions regarding the abandonment case, future improvements to the subject property, and the significant wash to the west the site.

Community Impact

The proposed abandonments do not restrict access for the adjacent properties. The applicant will provide \$1,090.84 as compensation to the City of Scottsdale, and will dedicate the remaining five (5) feet of Roadway Easement on the property as fee-simple right-of-way along N. 124th Street.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the 33-foot General Land Office Patent Easement on the western boundary of the property **and** the western 5-feet of the Roadway Easement located along N. 124th Street leaving a 35-foot half street of right of way for a property located at 10300 N. 124th St. with Single-family, Environmentally Sensitive Lands (R1-43 ESL) zoning, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following conditions:

1. The property owner provides utility company approval letters from all affected companies for the five (5) foot Roadway Easement abandonment area.
2. The property owner dedicates five (5) feet of right-of-way along N. 124th Street, to achieve a thirty-five (35) foot fee-simple half street dedication.
3. The property owner pays \$1,090.84 to the City.

RESPONSIBLE DEPARTMENTS

Current Planning Services & Transportation Department

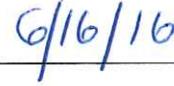
STAFF CONTACT(S)

Katie Posler
Associate Planner
480-312-2703
E-mail: kposler@ScottsdaleAZ.gov

APPROVED BY



Katie Posler, Associate Planner, Report Author



Date



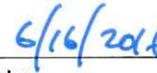
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov



Date

 FOR

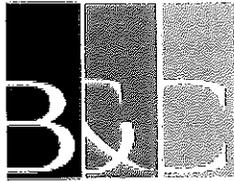
Randy Grant, Zoning Administrator
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov



Date

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
3. Detail Aerial
4. GLOPE Recorded Document (Patent No.1144958)
5. Roadway Easement Recorded Document (Recording No. 1976/0153068)
6. Abandonment Requests and Required Dedication Graphic
7. Request #1: GLOPE- Legal Description and Graphic
8. Request #2: Roadway Easement- Legal Description and Graphic
9. Proposed Release and Rededication of Natural Area Open Space (NAOS) Easements Graphics
10. Local Area Infrastructure Plan (LAIP)
11. City Notification Map



MEMORANDUM

To: Brad Carr and Katie Posler
From: Ed Bull
Date: May 10, 2016
Re: GLO Abandonment
10300 N. 124th Street
APN 217-32-447

On behalf of Robert and Nancy McIntosh, owners of their single-family home at 10300 N. 124th Street, we request Abandonment of the existing Government Land Office (GLO) patent easement on the west side of the McIntosh's property.

As you know, the home is located within a two-lot subdivision called Essig's Estates. See Aerial attached at **Exhibit 1**. Mr. and Mrs. McIntosh purchased their home in March, 2015. See Warranty Deed¹ attached at **Exhibit 2**.

Per the McIntosh's research, the existing swimming pool on the site was permitted by the City of Scottsdale in 1977. An aerial photo taken from November 8, 1986 identifies the pool existed on the site prior to (probably several years prior to) 1986. See 1986 Aerial at **Exhibit 3**. On February 19, 1991, the Zoning Ordinance was amended through Ordinance No. 2305 to create a new Environmentally Sensitive Lands Overlay District that included the NAOS requirements. In October, 2004 a two-lot subdivision was created for the site and the property to the north. See the Plat at **Exhibit 4**. The Plat identified the NAOS areas. A portion of the NAOS is within the pool area – which existed years before the ESL Overlay District was adopted and even longer before the 2004 Plat was recorded.

When the McIntosh's inquired about obtaining permits for some home remodeling and additions, they were informed that their existing pool area was within the NAOS easement. An aerial identifying the NAOS easements is attached at **Exhibit 5**.

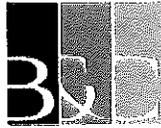
The City should not have accepted a NAOS easement over the pre-existing pool area. In order to get that mistake corrected, the existing GLO easement will need to be abandoned so new areas for the NAOS can be provided within the abandoned GLO easement. A legal description and sketch of the GLO easement to be abandoned is attached at **Exhibit 6**.

¹ The Warranty Deed was rerecorded on 2/12/16 to correct the legal description.

ATTACHMENT #1

5-AB-2016
05/11/16

Edwin C. Bull
702 East Osborn Road, Ste 200
Phoenix, AZ 85014
(602) 234-9913 (Tel.)
(602) 343-7913 (Fax)
ebull@bcattorneys.com



RE: 10030 N. 124th Street
May 9, 2016

An Application to Release the existing NAOS Easement and to provide a new NAOS Easement is also being processed at the same time as the Abandonment Application.

As mentioned above, a two-lot subdivision was created for the site and the property to the north (See the 2004 Plat at **Exhibit 4**). The plat mistakenly identified the same GLO patent easement on the south side of the site as is located on the west side of the site. There is no GLO patent easement on the south side of the McIntosh's site.

According to Patent No. 114958, Lot 24 (which the McIntosh property is part of) contained 5 acres and states: "This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located **across said land or as near as practicable to the exterior boundaries.**" See the Patent Easement provided by the BLM at **Exhibit 7**. The exterior boundaries of the 5 acre Lot 24 are Cochise Drive alignment to the north, 124th Street to the east, Gold Dust Avenue to the south and the west property line of the McIntosh's property. An Assessor's map and the GLO Dependent Resurvey from the BLM are attached at **Exhibit 8**. As you can see, the only exterior boundary of the GLO patent on the McIntosh's property is the west 33' and the east 33' (124th Street). The south GLO exterior boundary is located on Gold Dust Avenue and not along the McIntosh's south property.

A survey of the property dated 11/5/15 confirms that the GLO easement shown on the south side of the property was incorrect and explains that the McIntosh's south property line is 315' north of the south line of GLO Lot 24. See 2015 Survey at **Exhibit 9**. In addition, the Title Report also notes at Schedule B.II, Item 10 that the GLO on the south line was incorrectly identified on the 2004 Land Division Plan (**Exhibit 4**). The Title Report is under separate coverage.

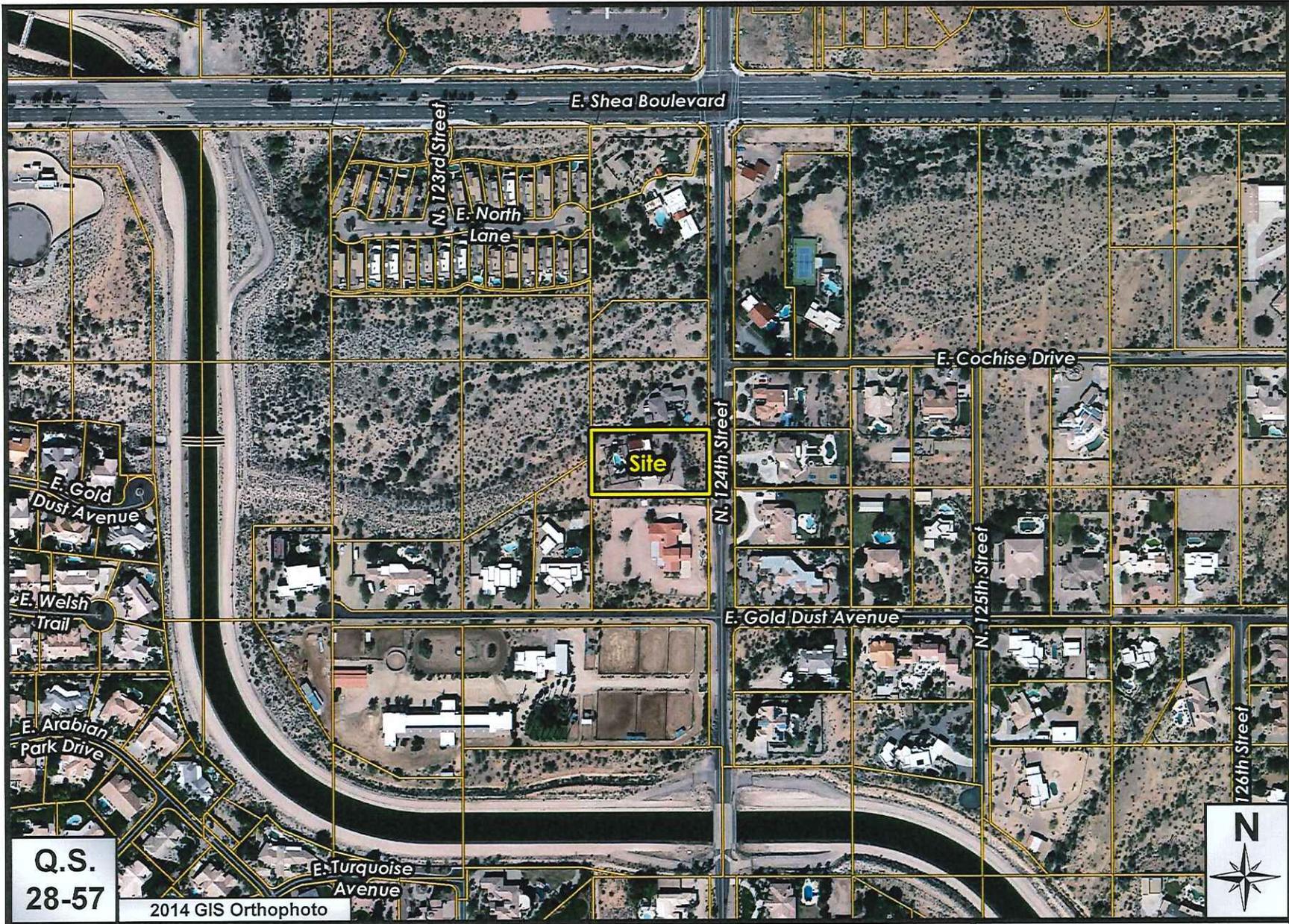
On behalf of the McIntoshes, we ask that the Abandonment be approved. If you or others on Staff have questions or want to discuss any of the above, please contact Ricki Horowitz at Burch & Cracchiolo (602-234-8728)/rhorowitz@bcattorneys.com or me at (602-234-9913)/ebull@bcattorneys.com.

Thank you.

A handwritten signature in black ink that reads "Ed Bull". The signature is written in a cursive, flowing style.

Ed Bull

ECB/rlh
Attachments
c: Robert & Nancy McIntosh
Andy Abraham



McIntosh GLOPE Abandonment

5-AB-2016

ATTACHMENT #3



Q.S.
28-57

2014 GIS Orthophoto



McIntosh GLOPE Abandonment

5-AB-2016

Phoenix 082479

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Phoenix, Arizona, is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by the claimant

James Erle Kelsey

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Gila and Salt River Meridian, Arizona.

T. 3 N., R. 5 E.,

Sec. 26, Lot 24.

The area described contains **5** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public utilities purposes, to be located ~~across said land or as near as practicable to the exterior boundaries.~~

Excepting and reserving, also to the United States, pursuant to the provisions of the Act of August 1, 1946 (60 Stat. 756), all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the ~~SEVENTEENTH~~

[SEAL]

day of **JUNE** in the year of our Lord one thousand nine hundred and **FIFTY-FOUR** and of the Independence of the United States the one hundred and **SEVENTY-EIGHTH.**

For the Director, Bureau of Land Management.

Patent No. 1144958

By S. C. Nichols
Chief, Patents ~~Section~~

5-AB-2016
05/11/16

ATTACHMENT #4

11730-107

28-17

CITY OF SCOTTSDALE

EASEMENT

When recorded return to: City of Scottsdale City Hall - Civic Center Scottsdale, Arizona 85251

PROJECT PARCEL 217-32-33A

Charles E. Wait and Carolyn J. Wait, His Wife

Grantor(s)

for a valuable consideration, hereby grant(s) to the CITY OF SCOTTSDALE, ARIZONA, a municipal corporation, its successors and assigns, a perpetual easement and right of way for the following purposes, namely: The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, construct, operate, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, ramps, sidewalks, curbs, gutters, and cuts as may be necessary and to construct, operate and maintain any public utility lines, pipes or poles, on, over, under, and across the ground embraced within the right-of-way situated in the City of Scottsdale, State of Arizona and described as follows:

E 40 feet of the S 165 feet of the N 330 feet of the E 1/2 of the SE 1/4 of the NE 1/4 of the NW 1/4 of Section 26, T3N R5E, G. & S. R. B. & M., Maricopa County, Arizona.

I do hereby certify that the within named instrument was recorded at request of CITY OF SCOTTSDALE JUN 22 1976 - H 25 11730-1073 Records of Maricopa Co., Arizona With its original seal the day and year aforesaid TOM FREESTONE, Maricopa County Clerk, By [Signature] Deputy

The said easement to include the right to cut back and trim such portion of the branches and tops of the trees now growing or that may hereafter grow or extend over said right-of-way, so as to prevent the same from interfering with the efficient maintenance and operation of said public highway and public utilities.

And the Grantors hereby covenant that they are lawfully seized and possessed on this aforementioned tract or parcel of land; that they have a good and lawful right to sell and convey it; and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

DATED this 18th day of June, 1976

[Signatures of Charles E. Wait and Carolyn J. Wait]

STATE OF COUNTY OF Maricopa

This instrument was acknowledged before me this 18th day of June 1976, by Charles E. Wait and Carolyn J. Wait

In witness whereof I hereto set my hand and official seal.

[Notary Seal and Signature]

FORM NO. 22-1 REV. 8-66

My Commission expires [Date]



GLOPE #1144958

40' Total Roadway Easement

40' Roadway Easement (76/0153068)

Abandonment Request 1

33'

Site

Abandonment Request 2

5'

5' Dedication of Right-of-Way

N-124th Street

Current 30' Half Street of Right-of-Way

New 35' Half Street of Right-of-Way

ATTACHMENT #6

Q.S. 28-57

2014 GIS Orthophoto

McIntosh GLOPE Abandonment

5-AB-2016

EXHIBIT A
GOVERNMENT LAND OFFICE PATENT PARTIAL RELEASE OF EASEMENT

A PARTIAL RELEASE OF THE GOVERNMENT LAND OFFICE 33.00 FOOT PATENT EASEMENT DEDICATED IN PATENT 1144958 AND LOCATED IN LOT 1 OF ESSIG'S ESTATES, AS RECORDED IN BOOK 711 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.



EXHIBIT B
GOVERNMENT LAND OFFICE PATENT PARTIAL RELEASE OF EASEMENT

NORTH QUARTER CORNER
SEC. 26, T3N, R5E
FND. CITY OF SCOTTSDALE
BRASS CAP IN HANDHOLE
840.23'

NORTH LINE OF LOT 1,
ESSIG'S ESTATES

S89°59'08"E 329.84'
211.84'

30.00'

WEST LINE OF LOT 1, ESSIG'S ESTATES

N00°02'20"E 165.24'

LOT 1, ESSIG'S ESTATES
BOOK 711 OF MAPS, PAGE 11, MCR
DEED: 2015-0214625, MCR

NOT TO EXCEED 33' ROADWAY
AND UTILITY EASEMENT
GOVERNMENT LAND OFFICE
PATENT EASEMENT #1144958
PARTIAL RELEASE AREA

S00°02'04"W 165.30'

124TH STREET

165.31' 2641.09'(M)
S00°02'04"W(M)

299.85'

30.00'

N89°58'24"W 329.85'
NORTH LINE, SOUTH 315', LOT 24 & THE SOUTH LINE OF LOT 1, ESSIG'S ESTATES
BOOK 711 OF MAPS, PAGE 11, MCR

CENTER OF SECTION
SEC. 26, T3N, R5E
FND. CITY OF SCOTTSDALE
BRASS CAP IN HANDHOLE
1635.55'



EXHIBIT A
LEGAL DESCRIPTION
ROADWAY EASEMENT PARTIAL ABANDONMENT

A PARTIAL ABANDONMENT OF THE PERPETUAL EASEMENT AND RIGHT OF WAY RECORDED IN DOCKET 11730, PAGE 107, RECORDS OF MARICOPA COUNTY, ARIZONA AND LOCATED IN LOT 1 OF ESSIG'S ESTATES, AS RECORDED IN BOOK 711 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

THE WEST 5 FEET OF THAT PORTION OF THE ABOVE DESCRIBED EASEMENT LOCATED WITHIN SAID LOT 1.

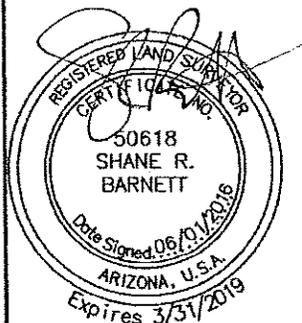


EXHIBIT B
ROADWAY EASEMENT PARTIAL ABANDONMENT

40' RIGHT OF WAY EASEMENT
DOCKET 11730, PAGE 1073, MCR

NORTH LINE OF LOT 1, ESSIG'S ESTATES

5' 35'

30.00'

RIGHT OF WAY EASEMENT
DOCKET 11730, PAGE 1073, MCR
PARTIAL ABANDONMENT AREA

WEST LINE OF LOT 1, ESSIG'S ESTATES

LOT 1, ESSIG'S ESTATES
BOOK 711 OF MAPS, PAGE 11, MCR
DEED: 2015-0214625, MCR

30' RIGHT OF WAY
BOOK 711 OF MAPS, PAGE 11, MCR
124TH STREET

5' 30.00'

SOUTH LINE OF LOT 1, ESSIG'S ESTATES



NOT TO SCALE

EXHIBIT B
NATURAL AREA OPEN SPACE RELEASE EASEMENT

NORTH QUARTER CORNER
SEC. 26, T3N, R5E
FND. CITY OF SCOTTSDALE
BRASS CAP IN HANDHOLE

WEST LINE OF LOT 1, ESSIG'S ESTATES

165.24'

N00°02'20"E

S89°59'08"E

329.84'

211.84'

NORTH LINE OF LOT 1,
ESSIG'S ESTATES

30.00'

840.23'

LOT 1, ESSIG'S ESTATES

BOOK 711 OF MAPS, PAGE 11, MCR
DEED: 2015-0214625, MCR

EXISTING NATURAL AREA OPEN SPACE
BOOK 711 OF MAPS, PAGE 11, MCR
RELEASED

165.30'

S00°02'04"W

124TH STREET

165.31'

2641.09'(M)

S00°02'04"W(M)

299.85'

329.85'

30.00'

N89°58'24"W
NORTH LINE, SOUTH 315', LOT 24 & THE SOUTH LINE OF LOT 1, ESSIG'S ESTATES
BOOK 711 OF MAPS, PAGE 11, MCR

CENTER OF SECTION
SEC. 26, T3N, R5E
FND. CITY OF SCOTTSDALE
BRASS CAP IN HANDHOLE

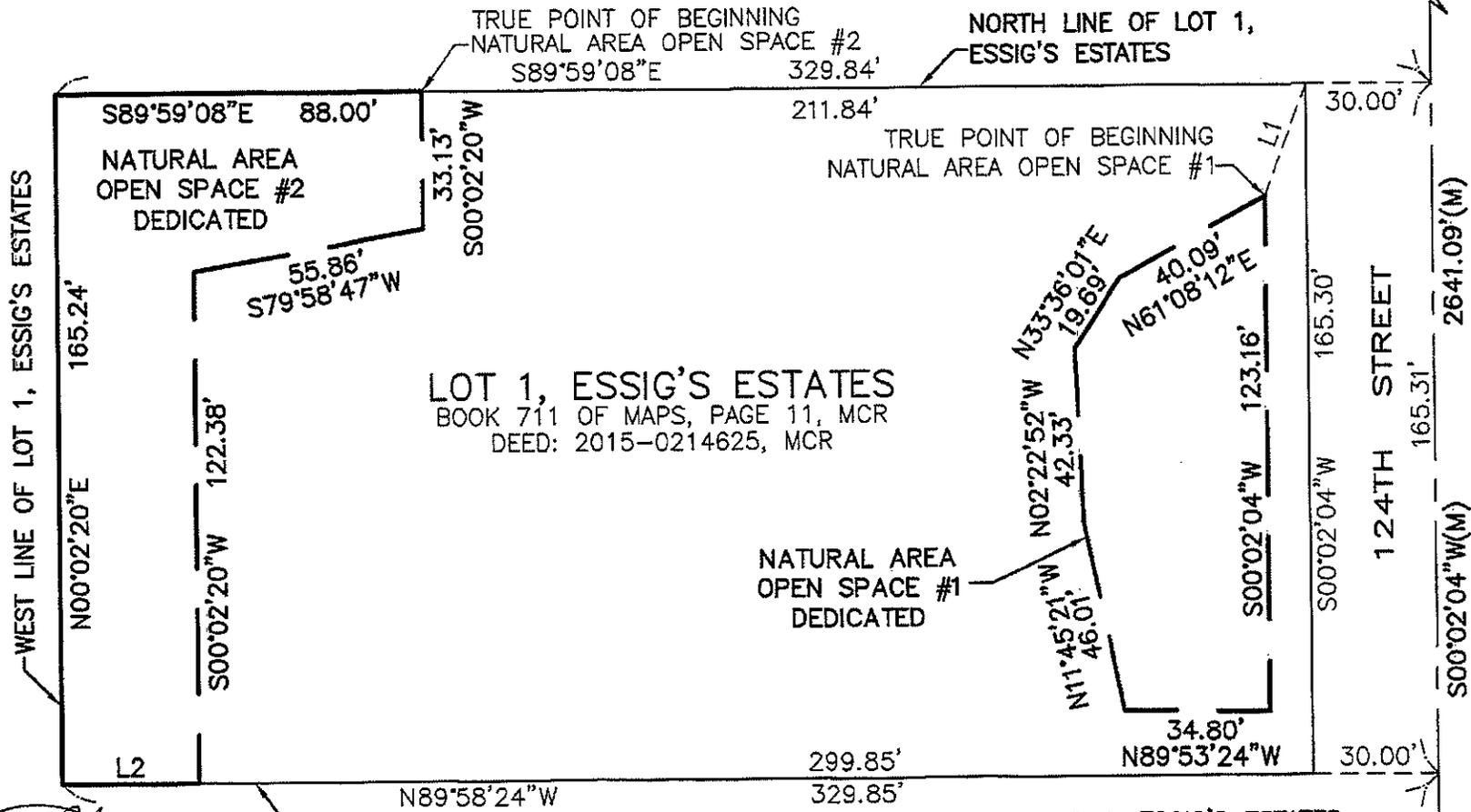
1635.55'



EXHIBIT B

NATURAL AREA OPEN SPACE EASEMENT DEDICATION
DEED: 2015-0214625, MCR

NORTH QUARTER CORNER
SEC. 26, T3N, R5E
FND. CITY OF SCOTTSDALE
BRASS CAP IN HANDHOLE
POINT OF COMMENCING



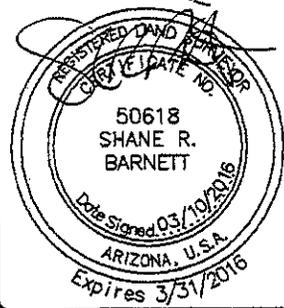
LOT 1, ESSIG'S ESTATES
BOOK 711 OF MAPS, PAGE 11, MCR
DEED: 2015-0214625, MCR

NORTH LINE, SOUTH 315', LOT 24 & THE SOUTH LINE OF LOT 1, ESSIG'S ESTATES
BOOK 711 OF MAPS, PAGE 11, MCR

CENTER OF SECTION
SEC. 26, T3N, R5E
FND. CITY OF SCOTTSDALE
BRASS CAP IN HANDHOLE

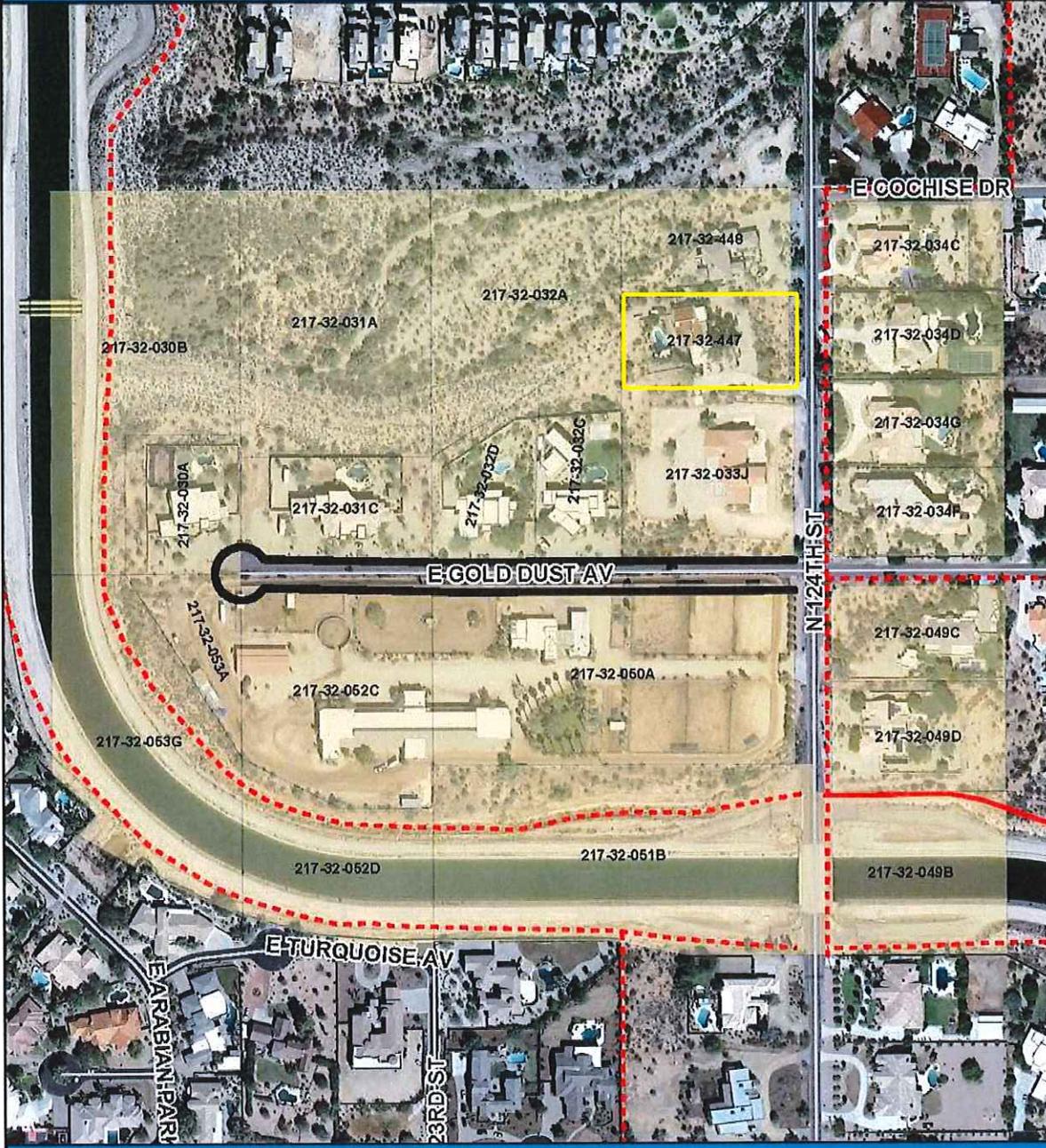
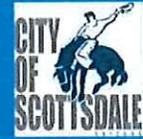
ALL BEARINGS AND DISTANCES
ARE CALCULATED UNLESS
OTHERWISE NOTED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°26'19"W	28.68'(TIE)
L2	N89°58'24"W	33.00'



Local Area Infrastructure Plan

East Shea Area 3



Parcels	City Boundary	Water/Sewer ROW	
Preserve	Existing Trail	Planned Trail	
Proposed Street			

Date: 4/30/2012

**Q.S.
28-57**

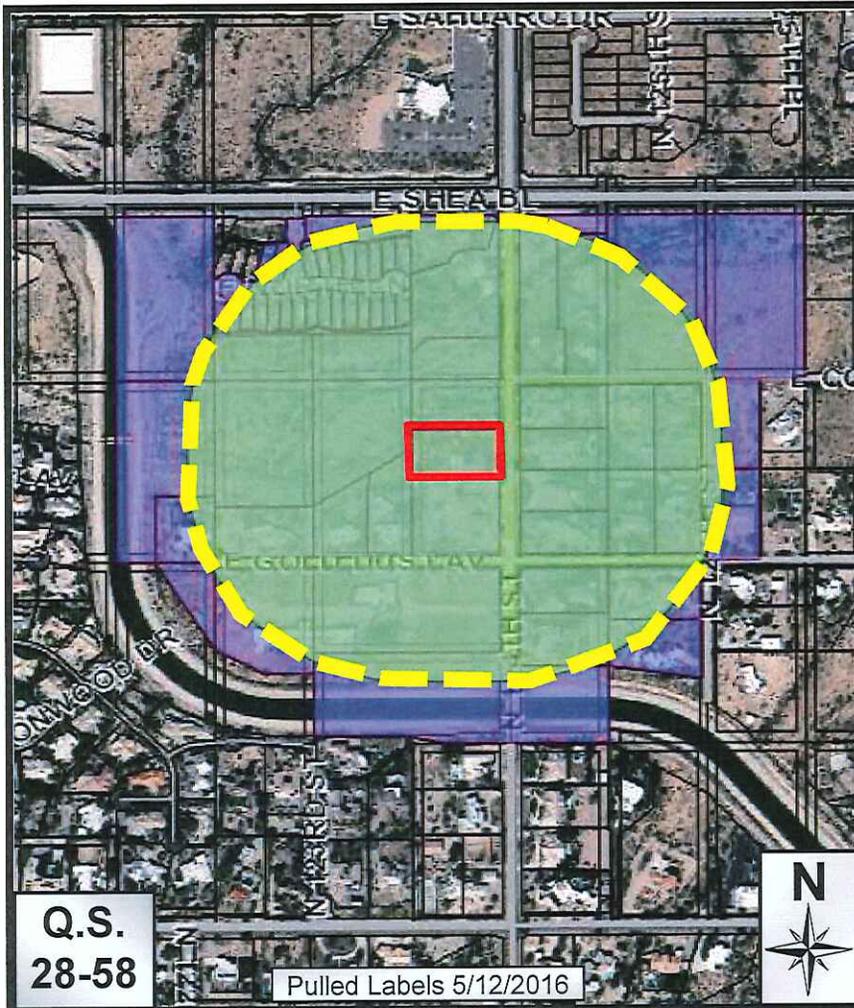
McIntosh GLOPE Abandonment

5-AB-2016

ATTACHMENT #10

City Notifications – Mailing List Selection Map

ATTACHMENT #11



Map Legend:



Site Boundary



Properties within 750-foot

Postcards 84

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

McIntosh Residence

5-AB-2016