

**Correspondence Between
Staff and Applicant
Approval Letter**



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

7/14/17

Contact Name:

WENDY RIDDEN

Firm Name:

BARRY RIDDEN LLC

Address:

6750 E. CAMARILLO RD. #100

City, State, Zip:

RE: Application Accepted for Review.

188 - PA - 2017

Dear

RIDDEN

:

It has been determined that your Development Application for

FLYNN GLOBE AB

has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name:

Jeff Barnes

Title:

Planner

Phone Number:

(480) 312 - 2376

Email Address:

jbarnes

@ScottsdaleAZ.gov

7-AB-2017
07/27/2017



March 21, 2018

Wendy Riddell
6750 E Camelback Rd
Scottsdale, AZ 85251

Re:
7-AB-2017
Flynn Abandonment

Dear Wendy Riddell,

This is to advise you that the case referenced above was approved at the March 20, 2018 City Council meeting. The resolution may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>.

If you have any questions, please contact me at 480-312-2376.

Sincerely,



Jeff Barnes
Senior Planner

Barnes, Jeff

From: Barnes, Jeff
Sent: Monday, December 04, 2017 8:34 AM
To: 'Michele Hammond'
Cc: Ashley Porter (ap@berryriddell.com)
Subject: 7-AB-2017 Flynn Abandonemnt
Attachments: 201712040810.pdf

Michele,

I understand that there has been ongoing discussion with Martha West and Dan Worth regarding the unresolved compensation comments for this abandonment case. I have also come to understand that the discussion has led to an idea of pushing the trail to the adjacent parcels 217-33-788 & 217-33-061J, owned by the Stonegate Association, and paying for improvements on those properties as part of the compensation for the GLO abandonment. We cannot support this proposal as a replacement for the requested 25ft wide Public Non-Motorized Access Easements along the west and south GLO areas of the Flynn property (217-33-038). Aside from topographical concerns previously expressed that have led to the currently used alignment through the GLO, the Stonegate parcels do not have sufficient easement rights to accommodate the trail. The existing easement rights on the Stonegate parcels (as dedicated by MCR 326-8) are solely for the purposed of Drainage and Equestrian use. As such they do not account for the other uses of a public trail and cannot be view as equivalent to the existing GLO easement or the replacement Public Non-Motorized Access easement requested on the Flynn property.

Until we have a supportable resolution on the issue of abandoning the GLO areas while maintaining **necessary easement** rights to accommodate a public trail, we cannot support scheduling this application for a Planning Commission hearing.

Jeff Barnes

Senior Planner
City of Scottsdale
Planning & Development Services
jbarnes@scottsdaleaz.gov
(480) 312-2376

Checkout Our NEW Online Services:

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:
<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>
<https://eservices.scottsdaleaz.gov/bldgresources>



12/4/2017

Wendy Riddell
6750 E Camelback Rd
Scottsdale, AZ 85251

RE: 7-AB-2017 (Flynn Abandonment)

Dear Ms. Riddell:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/30/2017. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Circulation:

1. Please provide legal & graphic exhibits for the dedication of a twenty-five (25) foot wide Public Non-Motorized Access Easement along the west property line and south property line of the southern lot (APN 217-33-038). The recordation of this dedication will be required as a condition of the abandonment resolution.

Zoning:

2. Please provide updated legal & graphic exhibits of the GLO abandonment on the southern parcel to reflect the exclusion of the twenty-five (25) foot wide Public Non-Motorized Access Easement along the west property line and south property line of the southern lot (APN 217-33-038).

Significant Policy Related Issues

The following policy related issues have been identified in the second review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Abandonment Consideration:

3. The proposed valuation of the abandonment areas on the existing developed northern parcel (APN 217-33-015A) appears to be acceptable as proposed, but the undeveloped southern parcel (APN 217-33-038) requires more detailed analysis. Based on City staff

analysis of the property valuation, the GLO abandonment areas on the southern parcel should be more reflective of a \$2.02 per square foot valuation than the identified \$0.20 per square foot. Please revise the narrative to address the more detailed valuation break down for the areas to be abandoned on the two parcels. Please see graphic Attachment B for clarification.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

4. Following the recordation of the abandonment resolution and its associated dedications, the owner will be expected to remove all existing structures located within the remaining public rights of way.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

In an effort to get this Abandonment request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 50 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **7-AB-2017**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the second review comment letter.
- ☒ Four copies: Revised Narrative (including abandonment consideration analysis)
- ☒ One copy: Updated abandonment legal & graphic exhibits
- ☒ One copy: Updated dedication legal & graphic exhibits



8/31/2017

Wendy Riddell
6750 E Camelback Rd
Scottsdale, AZ 85251

RE: 7-AB-2017
Flynn Abandonment

Dear Ms. Riddell:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7/27/2017. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Circulation:

1. Please provide legal & graphic exhibits for the dedication of a twenty-five (25) foot wide Public Non-Motorized Access Easement along the west property line and south property line of the southern lot (APN 217-33-038). The recordation of this dedication will be required as a condition of the abandonment resolution.
2. Please provide legal & graphic exhibits for the dedication of a twenty-five (25) foot wide fee title Right-of-Way along the east property line of the southern lot (APN 217-33-038). The recordation of this dedication will be required as a condition of the abandonment resolution.
3. The existing right-of-way for N 120th Street appears to have been dedicated using older roadway language. With this application please provide legal & graphic exhibits for the re-dedication of a twenty-five (25) foot wide fee title Right-of-Way overtop of the remaining area along the east property line of the northern lot (APN 217-33-015A). The recordation of this dedication will be required as a condition of the abandonment resolution.

Zoning:

4. The Public Utility contact letters provided only address the southern parcel (APN 217-33-038) as was the original scope. Please provide copies of the letters from all service providers in the next submittal addressing the north parcel (APN 217-33-015A). The original submittal was also missing a response from SRP.

5. Please provide updated legal & graphic exhibits of the GLO abandonment on the southern parcel to reflect the exclusion of the twenty-five (25) foot wide Right-of-Way dedication requested along N 120th Street.
6. Please provide updated legal & graphic exhibits of the GLO abandonment areas reflecting the locations of the APS/SRP powerline easement(s) crossing the subject properties.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Abandonment Consideration:

7. The proposed valuation of the abandonment areas on the existing developed northern parcel (APN 217-33-015A) appears to be acceptable as proposed, but the undeveloped southern parcel (APN 217-33-038) requires more detailed analysis. Based on City staff analysis of the property valuation, the GLO abandonment areas on the southern parcel should be more reflective of a \$2.02 per square foot valuation than the identified \$0.20 per square foot. Please revise the narrative to address the more detailed valuation break down for the areas to be abandoned on the two parcels. Please see graphic Attachment B for clarification.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

8. Following the recordation of the abandonment resolution and its associated dedications, the owner will be expected to remove all existing structures located within the remaining public rights of way.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.


PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 26 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **7-AB-2017**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- ☒ Four copies: Revised Narrative for Project (including abandonment consideration analysis)
- ☒ One copy: Utility Provider contact letters for both parcels
- ☒ One copy: Updated abandonment legal & graphic exhibits
- ☒ One copy: Updated dedication legal & graphic exhibits



<div style="width: 20px; height: 10px; background-color: red; border: 1px solid black;"></div>	33'7/8" GLO Abandonment (\$0.20 per sqft)
<div style="width: 20px; height: 10px; background-color: pink; border: 1px solid black;"></div>	33'7/8" GLO Abandonment (\$2.02 per sqft)
<div style="width: 20px; height: 10px; background-color: blue; border: 1px solid black;"></div>	25' PNMAE Dedication (\$0 offset to GLO abandonment)
<div style="width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></div>	30' ROW Abandonment (\$0.50 per sqft)
<div style="width: 20px; height: 10px; background-color: green; border: 1px solid black;"></div>	25ft ROW Fee Title Dedication
<div style="width: 20px; height: 10px; border-top: 2px dashed black; border-bottom: 2px dashed black;"></div>	365' Powerline Easement

Attachment B

Barnes, Jeff

From: Ruenger, Jeffrey
Sent: Tuesday, February 13, 2018 10:00 AM
To: Castro, Lorraine; Barnes, Jeff
Subject: FW: Flynn Abandonment Case # 7-AB-2017

From: WILLIAM MUELLER [mailto:williammueller@cox.net]
Sent: Monday, February 12, 2018 8:47 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Cc: akelly46@cox.net
Subject: Flynn Abandonment Case # 7-AB-2017

Commissioners,

Living just south of Mr. Flynn's property in Stonegate, I have a vested interest in the abandonment consideration. Of question is why after many years is the abandonment now an issue, and what projected plans by Mr. Flynn might ensue if the abandonment is approved. There have been over the past year activity on Mr. Flynn's property especially the southern section. It has come to my knowledge that there has been a number of complaints per these activities and would suggest the commission explore these complaints and any warnings or code violations against Mr. Flynn.

As indicated in the abandonment report, there is an established trail which abuts Mr. Flynn's sections. The trail is used on a daily basis and had an ambiance of desert vegetation and natural features. Unfortunately, a portion of native desert vegetation and features have been destroyed on the north side of the trail. Was this approved by the City's Transportation department?

It is my hope that a line of communications between Mr. Flynn and his surrounding neighbors ensue to assure an harmonious neighborly relationship.

Thank you for the opportunity of input.

William Mueller

Barnes, Jeff

From: Barnes, Jeff
Sent: Friday, January 26, 2018 1:19 PM
To: 'sgrandon2@yahoo.com'
Subject: RE: case Number 7-AB-2017

Stacey,

My apologies, I did receive a voicemail from your father recently but when I tried to return the call the mailbox was full and I was unable to leave any messages. The details of this application, including updates to hearing dates and staff report information can be viewed on our website at the following link:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47618>

This case has been scheduled for public hearing in front of the Planning Commission on 2/14/18. You, your parents, and any other neighbors that are interested are welcome to attend that hearing and express concerns to the Planning Commission as part of the public comments. The Planning Commission is tasked with making a recommendation to the City Council, and the Council makes the final approval of abandonment requests. Tentatively the City Council hearing date would be 3/20/18.

Jeff Barnes

Senior Planner
City of Scottsdale
Planning & Development Services
jbarnes@scottsdaleaz.gov
(480) 312-2376

Checkout Our NEW Online Services:

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:
<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>
<https://eservices.scottsdaleaz.gov/bldgresources>

From: stacey grandon [<mailto:sgrandon2@yahoo.com>]
Sent: Friday, January 26, 2018 8:38 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: case Number 7-AB-2017

Good Morning Mr. Barnes

I am emailing on behalf of my parents located at 9644 N 120th st. Scottsdale, AZ 85259, Ed and Lynn Grandon, they have tried many times to make contact and have been unsuccessful, We would like to make sure we are kept informed in ref to the case number listed above, We currently have the parcel of

217-33-015-B

Listed for sale, and as you know the easement is very important not only for this property but for everyone that uses the trails and currently they have no trespassing sign on them and have built there structures well over the easements, as well as put a modular home on the property that they have covered in there "garage" and are housing multiple families in various structures.

can you kindly keep us all informed as to when hearings will be taking place as there are many neighbors that would like to attend

Thank you

Stacey Grandon

RE/MAX PLATINUM LIVING

Real Estate Sales and Rental specialist

www.staceygrandon.com

602-312-5610 cell

Castro, Lorraine

From: tdskid1@cox.net
Sent: Monday, August 07, 2017 3:30 PM
To: Castro, Lorraine
Subject: ZONING ON 120 ST.



DO NOT ALLOW MOST OF THE CHANGE WHICH WOULD HINDER ACCESS TO NEIGHBORS BACK PROPERTY, HORSE PATH TO HORSE PARK AND HICKING TRAIL. -- sent by Valerie Skidmore (case# 7-AB-2017)



Barnes, Jeff

From: Castro, Lorraine
Sent: Wednesday, August 16, 2017 3:06 PM
To: Barnes, Jeff
Subject: FW: Attention Mr. Jeff Barnes

Follow Up Flag: Follow up
Flag Status: Completed

From: Ed Grandon [<mailto:edgrandon@hotmail.com>]
Sent: Wednesday, August 16, 2017 10:58 AM
To: projectinpu@scottsdaleaz.gov
Subject: Attention Mr. Jeff Barnes

Dear SIR:

Re: Flynn Abandonment. Case # 7-AB-2107. Site location 9634 N. 120th street.

I own the 2 1/2 acres on the west part of (217-33-015 A). If the 33' easement is abandoned on this parcel it will deny any access for utilities and roadway to 120th street. And leave my property landlocked. I believe they have already put a fence on the easement, which I believe should be removed. When I purchased that property many years ago I was assured by the seller and the city I was provided access by this 33' existing easement.

In addition the 33' easement on the west side of parcel # (217-33-038) is currently a jogging, equestrian trail used daily by numerous people and it connects to the Scottsdale Trail system at the Equestrian Park. Numerous people have contacted us complaining about closing their ability to ride their horses, walk their dogs, and jogging on the trail. Which would force them to ride their horses, walk their dogs and jog on the main streets, which would be very dangerous.

Please keep me informed regarding these abandonments It will affect all of my property.
Sincerely,

Ed Grandon
9644 N.120th Street
Scottsdale, Arizona 85259
edgrandon@hotmail.com.
Home: 480-860-8986
Cell: 602-558-0475

Barnes, Jeff

From: Castro, Lorraine
Sent: Monday, August 07, 2017 3:40 PM
To: 'tdskid1@cox.net'
Subject: RE: ZONING ON 120 ST.

Thank you for your comments. I will make sure that this will be added to the case file.

Thank you,

Lorraine Castro

Planning Specialist
City of Scottsdale
Planning and Development Services
Lcastro@ScottsdaleAZ.gov
480-312-7620

Get informed!

Subscribe to [Scottsdale P & Z](#) Link newsletter



From: tdskid1@cox.net [<mailto:tdskid1@cox.net>]

Sent: Monday, August 07, 2017 3:30 PM

To: Castro, Lorraine

Subject: ZONING ON 120 ST.



DO NOT ALLOW MOST OF THE CHANGE WHICH WOULD HINDER ACCESS TO NEIGHBORS BACK PROPERTY, HORSE PATH TO HORSE PARK AND HICKING TRAIL. -- sent by Valerie Skidmore (case# 7-AB-2017)



© 2017 City of Scottsdale. All Rights Reserved.

Barnes, Jeff

From: Castro, Lorraine
Sent: Thursday, August 03, 2017 1:25 PM
To: Barnes, Jeff
Subject: FW: CASE NUMBER 7-AB-2017

-----Original Message-----

From: ARIZONA REAL ESTATE CONNECTION [<mailto:jason@instantrenters.com>]
Sent: Wednesday, August 02, 2017 8:15 AM
To: Projectinput
Subject: CASE NUMBER 7-AB-2017

Dear City of Scottsdale,

9634 N 120th St is getting out of control. The owners AJ and KEVIN Flynn, have blocked the easement and make it very difficult to ride our horses. It seems that there are continuing issues. The easement is on the south end of the property. DO NOT ABANDON THIS EASEMENT. In addition it would landlocked the Grandon's parcel located right behind the Fly's property.

Thank you

Jason Grandon
480-276-2954
Arizona Real Estate Connection
www.AZRECONNECTION.com
"A Full Time Agent For Your Full Time Life"
jason@instantrenters.com

Barnes, Jeff

From: Ruenger, Jeffrey
Sent: Wednesday, August 02, 2017 9:21 AM
To: Barnes, Jeff; Acevedo, Alex
Subject: FW: 7-AB-2017

-----Original Message-----

From: Lisa Kirkpatr [\[mailto:lirkpatrick222@gmail.com\]](mailto:lirkpatrick222@gmail.com)
Sent: Tuesday, August 01, 2017 10:14 PM
To: Projectinput
Subject: 7-AB-2017

To whom it may concern, I'm a neighbor to the Flynns, I 100% oppose this request to abandon the property easement. I use this easement daily to take my horses to the equestrian park, and to join the trail system. If this easement goes away, then I will no longer be able to use the equestrian park or trail systems, as it's far too **dangerous to take the horses** on the streets! This easement has been available to the residents for many many years, and I would hate to see it gone because of one homeowners greediness. The Flynns are only doing this, to make it difficult on all of the neighbors. Please take in consideration to how this will affect many many people, just to make the Flynns happy.

Sincerely,
Lisa Kirkpatrick
480-519-4300

Sent from my iPad

Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP



Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.

This application is for a:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Abandon of ROW/GLO | <input type="checkbox"/> Development Review Board |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Hardship Exemption |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Municipal Use Master Site Plan |
| <input type="checkbox"/> Historic Preservation Commission | |

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items **prior to** submitting your application

☒ Step 1: Neighborhood Notification

Provide information by:

- ☒ 1st Class Letter or Postcard
- ☐ In Person
- ☐ Phone call
- ☐ Certified Mail
- ☐ Door Hangers/Flyers

To:

- ☐ Property owners and HOAs within 750' (*required for all WCF)
- ☒ Adjacent property owners/ tenants/HOAs
- ☒ School District(s)
- ☐ Interested Party list (provided by Project Coordinator)
- ☐ Tenants, employees, and students (*required for all WCF)

* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal. Notification for all other applications should be within 45 days prior to the date of your formal submittal.

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

☐ Step 2: Project Under Consideration

- ☐ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- ☐ Post sign 15 calendar days prior to your formal application submittal. (See WFC requirements)

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP



☐ Step 3: Hold An Open House Meeting

You are required to hold a minimum of ____ Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator **at least** 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov.

☒ Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

- ☒ You are required to submit a Neighborhood Notification Report with your application.
- ☒ Submit either the original, or a copy of this marked Neighborhood Notification Packet.
- ☐ Document your Project Notification efforts as follows:
 - Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
 - Provide a map showing where notified neighbors are located.
 - Provide the dates contacted, and the number of times contacted.
 - Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
 - Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
 - Provide originals of all comments, letters, and correspondence received.
- ☐ Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:
 - Provide affidavit of posting, and pictures of sign, which are date and time stamped.
 - Copy of Newspaper listings with date of publication.
- ☐ Document the Open House Meeting(s) as follows:
 - List dates, times, and locations of open house meeting(s).
 - Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
 - List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
 - List dates, times, and locations of any follow-up with interested parties.
- ☐ List any other neighborhood, citizen involvement.

Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements
- ☐ Affidavit of Posting
- ☐ Public Hearing Sign Posting Requirements

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

July 13, 2017

Dear Property Owner, Association President and/or Other Interested Party:

This firm represents Kevin Flynn in connection with an application with the City of Scottsdale requesting the City's approval for an abandonment of two thirty-three foot (33') Government Land Office Patent Easements (GLOPEs) on +/- 7.5 acres of property located at 9634 North 120th Street (near SWC of 120th Street and Mountain View Road) shown below.



We have enclosed a copy of the legal description and graphic depicting the areas to be abandoned for your review.

Please be advised that a public meeting before the Scottsdale Planning Commission and City Council are planned to review this case. However, at this time specific meeting dates have not yet been scheduled. Accordingly, you will receive subsequent notices regarding any such upcoming public meeting in connection with the GLOPE abandonment application.

In the meantime, please feel free to contact me at 480-682-3916 or ap@berryriddell.com, or Jeff Barnes at the City of Scottsdale via telephone at (480) 312-2376, should you have any questions or would like any additional information regarding this submittal.

Very truly yours,

Ashley Porter
Planning Assistant

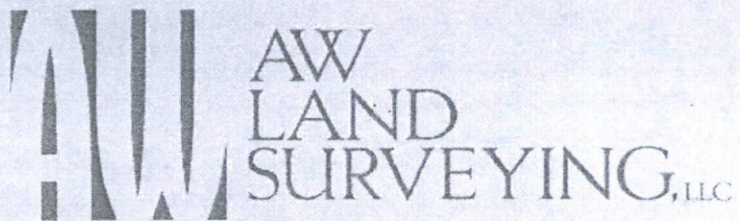
7-AB-2017
07/27/2017

Exhibit A

Legal Description

General Land Office Patent Easement Release
(GLOPE)

The General Land Office Patent Easement as described in Patent 1144057, dated April 7, 1944.



P.O. Box 2170, Chandler, AZ 85244
Daniel D. Armijo, RLS (480) 244-7630
Brian D. Warren, LSIT (480) 243-4287

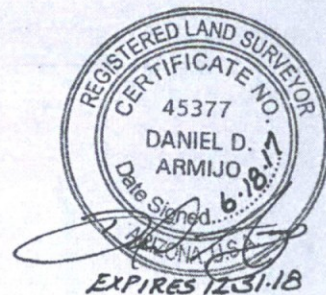
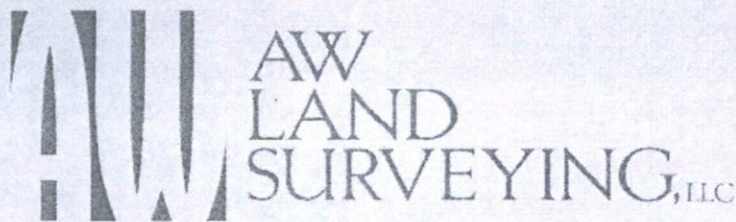


Exhibit A

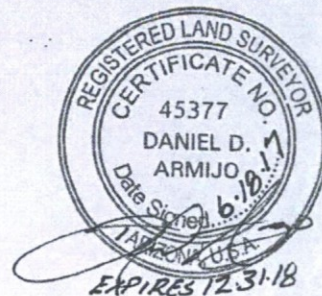
Legal Description

General Land Office Patent Easement Release
(GLOPE)

The General Land Office Patent Easement as described in Patent 1145620, dated July 20, 1944.



P.O. Box 2170, Chandler, AZ 85244
Daniel D. Armijo, RLS (480) 244-7630
Brian D. Warren, LSIT (480) 243-4287



SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD #205
SCOTTSDALE, AZ 85251

BUSZMEN LLC
9644 N 120TH ST
SCOTTSDALE, AZ 85259

PAKIN HOWARD/PATRICIA
1631 CAMINO CRUZ BLANCA
SANTA FE, NM 87505

TRAUM BARBARA TR
9547 N 118TH WY
SCOTTSDALE, AZ 85259

MARIA SANDS
RESIDUARY TRUST
10115 E MOUNTAINVIEW # 2114
SCOTTSDALE, AZ 85258

JOFFE ANDREW
11898 E DEL TIMBRE DR
SCOTTSDALE, AZ 85259

GUHSE DALE/DONNA B
11922 E DEL TIMBRE DR
SCOTTSDALE, AZ 85259

MUELLER WILLIAM
P/MARYBETH
11946 E DEL TIMBER DR
SCOTTSDALE, AZ 85259

CURRENT RESIDENT
9555 N 120TH ST
SCOTTSDALE 85259

CURRENT RESIDENT
9511 N 118TH WY
SCOTTSDALE 85259

SMALTZ WILLIAM T/FINLEY
ESTA LEE
9601 N 120TH ST
SCOTTSDALE, AZ 85259

LARKIN CHRISTOPHER/
ZIEHM DEBRA
11962 E DEL TIMBRE DR
SCOTTSDALE, AZ 85259

SCHAMBERGER WILLIAM
D/BELVA J
4601 HICKORY WIND LN
MARION, IA 52302

SUNKARA KRISHNA/ALURU
CHANDRIKA
9565 N 118TH WY
SCOTTSDALE, AZ 85259

GILSON AMY
711 COSMOPOLITAN DR #807
ATLANTA, GA 30324

FENDLEY RAY D/MCGEE
TAMMY A
11906 E DEL TIMBRE
SCOTTSDALE, AZ 85259

ROBERTS JEAN J/HOARD
NANCY
11930 E DEL TIMBRE
SCOTTSDALE, AZ 85259

KELLY ANGELIKA
11954 E DEL TIMBRE DR
SCOTTSDALE, AZ 85259

CURRENT RESIDENT
9663 N 117TH ST
SCOTTSDALE 85259

CURRENT RESIDENT
9605 N 118TH WY
SCOTTSDALE 85259

FLYNN KEVIN M/A J
SCHLATTER
9634 N 120TH ST
SCOTTSDALE, AZ 85259

STONEGATE MASTER
ASSOCIATION INC
11551 E MOUNTAIN VIEW RD
SCOTTSDALE, AZ 85259

FALKSON ARTHUR TR
9529 N 118TH WY
SCOTTSDALE, AZ 85259

CAHILL SUZANNE L
9583 N 118TH WY
SCOTTSDALE, AZ 85259

GROSSMAN MARY J TR
11890 E DEL TIMBRE DR
SCOTTSDALE, AZ 85259

EISENBERG LIVING TRUST
11914 E DEL TIMBRE DR
SCOTTSDALE, AZ 85259

LUNDY MARY K TR
11938 E DEL TIMBRE DR
SCOTTSDALE, AZ 85259

CURRENT RESIDENT
11881 E CAROL AVE
SCOTTSDALE 85259

CURRENT RESIDENT
9627 N 118TH WY
SCOTTSDALE 85259

STACKUS ROBERT M/
JUANITA R
9649 N 118TH WAY
SCOTTSDALE, AZ 85259

EDWARD SIFERT
9671 N 118TH WAY
SCOTTSDALE, AZ 85259

SIEMON DANA
9693 N 118TH WAY
SCOTTSDALE, AZ 85259

LABAS MARY ANN
9707 N 118TH WAY
SCOTTSDALE, AZ 85259

CURRENT RESIDENT
9721 N 118TH WAY
SCOTTSDALE, AZ 85259

RIOS ALMA
LUCERO DELGADO
9721 N 118TH WAY
SCOTTSDALE, AZ 85259

CURRENT RESIDENT
9735 N 118TH WAY
SCOTTSDALE, AZ 85259

KADUNCE VIRGINIA LEE
439 PLAINFIELD RD
GREENSBORO, NC 27455

BIVINS JULIAN
13554 E COLUMBINE DR
SCOTTSDALE, AZ 85259

CURRENT RESIDENT
9749 N 118TH WAY
SCOTTSDALE, AZ 85259

STONEGATE MASTER
ASSOCIATION INC
11551 E MOUNTAIN VIEW RD
SCOTTSDALE, AZ 85259

GRANDON MARION
EDWARD/LYNN MICHELLE TR
9644 N 120TH ST
SCOTTSDALE, AZ 85259

SKIDMORE TERRY DAWN &
VALERIE LOU
9617 N 120TH ST
SCOTTSDALE, AZ 85259

SCOTTSDALE UNIFIED
SCHOOL DISTRICT
3811 N 44TH STREET
PHOENIX, AZ 85018