

**Marked Agendas  
Approved Minutes  
Approved Reports**

Resolution No. 11327

Official /Signed Resolution can be found at:  
<https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>

City Council Hearing 12/12/2018

Planning Commission 11/14/2018

13-AB-2018

Simoneau Abandonment

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City Council Hearing 12/12/2018

Planning Commission 11/14/2018

13-AB-2018

Simoneau Abandonment

# CITY COUNCIL REPORT



Meeting Date: December 12, 2018  
 General Plan Element: *Land Use*  
 General Plan Goal: *Coordinate Planning to Balance Infrastructure*

## ACTION

### Simoneau Abandonment 13-AB-2018

#### Request to consider the following:

Adopt Resolution No. 11327 to abandon the east eight (8) feet of the west thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along N. 79th Street, the south eight (8) feet of the north thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along E. Pinnacle Vista Drive, and the twenty (20) foot wide right-of-way along the south boundary line of a property, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 27301 N. 79th Street.

#### Purpose of Request

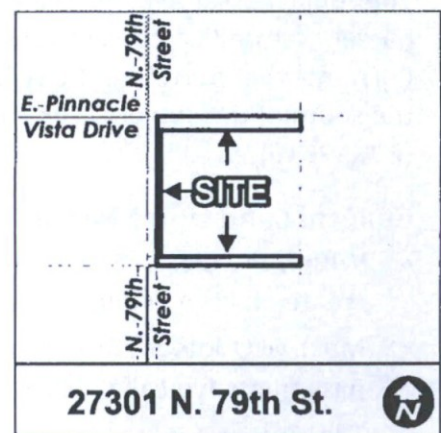
The applicant's abandonment request is related to the removal of encumbrances on the property and to complete a partial abandonment that occurred on the neighboring property. The applicant also is eventually looking to reconfigure the Natural Area Open Space easement to better fit the site and natural features.

#### Key Items for Consideration

- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- Planning Commission heard this case on November 14<sup>th</sup>, 2018 and recommended approval with a 7-0 vote

#### OWNER/APPLICANT CONTACT

Joel Simoneau  
480-363-6690



#### LOCATION

27301 N. 79<sup>th</sup> Street

## **BACKGROUND**

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### **General Plan**

The General Plan Land Use Element designates the subject properties as Rural Neighborhoods. This land use category includes relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

### **Character Area Plan**

The subject property falls within The Desert Foothills Character Area. The Desert Foothills Character Area Plan is intended to preserve the natural desert, promote connected areas of desert open space and trails, and seek to balance rural lifestyle with the unique and fragile upper Sonoran Desert.

### **Zoning**

The subject property is zoned Single-family Residential District Environmentally Sensitive Lands and Foothills Overlay (R1-70 ESL FO). The R1-70 ESL FO zoning district allows for single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities. The surrounding properties are also zoned Single-family Residential district Environmentally Sensitive Lands and Foothills Overlay (R1-70 ESL FO).

### **Context**

The subject property is located at the southeast corner of E. Pinnacle Vista Drive and N. 79<sup>th</sup> Street. The site is generally located west of N. Hayden Road and north of E. Jomax Road. Please refer to context graphics attached.

The subject thirty-three (33) foot General Land Office Patent Easement (GLO) located along the western and northern boundary of the property was dedicated in March 1960, through patent serial number 1206487. The subject GLO roadway easements were reserved on the original patent deed to assure legal access. Currently the affected portions of GLO easements are unimproved.

The subject portion of Public Right-of-Way (ROW), located along the southern boundary of the parcel, was dedicated in October 2001, through recorded document number 2001/0969874. Currently that portion of ROW is unimproved. The corresponding 20-feet of that ROW on the lot to the south of the subject property was abandoned through the City's abandonment process in 2016 (2-AB-2016).

### **General Land Office Patent Easements (general information)**

- 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.

**Related Policies, References:**

2008 Scottsdale Transportation Master Plan

Desert Foothills Area: Local Area Infrastructure Plan (LAIP)

**IMPACT ANALYSIS**

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**Land Use**

This property is zoned for single-family residential use and will continue to function as a single-family residence.

**Traffic/Trails**

Access to the subject property will continue to be provided by the N. 79<sup>th</sup> Street and E. Pinnacle Vista Drive. East/west trail alignments in the area are intended to be accommodated within the public right-of-way along E. Pinnacle Vista Drive to the north and E. Redbird Road to the south, north/south alignments are intended to be accommodated along N. Hayden Road to the east and along N. 78<sup>th</sup> Street to the west.

**Emergency/Municipal Services and Utilities**

All existing emergency and municipal access will continue to be provided to the properties surrounding the abandonment area and maintained through existing and currently proposed dedications of public right-of-way along N. 79<sup>th</sup> Street and E. Pinnacle Vista Drive. No impacts are anticipated.

**Public Utilities**

The public utility providers for the area have been notified of the applicant's request. The utility companies have indicated that there are no conflicts with the proposed abandonment and/or have expressed support for the abandonment. As requested by the utility providers, the proposed abandonment request includes the reservation and dedication of an 8-foot Public Utility Easement over the GLO abandonment area along N. 79<sup>th</sup> Street.

### **Community Involvement**

The applicant and the City notified property owners located within 750 feet of the proposed abandonment. As of the writing of this report staff has received some phone inquiries as to the details of the request, but no written comments have been received.

### **Community Impact**

The proposed abandonments do not restrict or remove access to any surrounding properties. The necessary right-of-way dedications are proposed to be provided or are currently in place in the immediate area. The property owner will pay \$4,013.20 as compensation for the abandonment of right-of-way.

## **OTHER BOARDS AND COMMISSIONS**

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### **Planning Commission:**

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the east eight (8) feet of the west thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along N. 79th Street, the south eight (8) feet of the north thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along E. Pinnacle Vista Drive, and the twenty (20) foot wide right-of-way along the south boundary line of a property, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 27301 N. 79th Street, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner dedicates 25-feet of Public Right-of-Way for E. Pinnacle Vista Drive and 25-feet of Public Right-of Way for N. 79<sup>th</sup> Street.
2. The City reserves and the property owner dedicates an 8-foot Public Utility Easement over the GLO abandonment area along N. 79<sup>th</sup> Street.
3. The property owner pays to the city an amount to be determined as compensation for the abandonment of right-of-way.

### **Staff's Recommendation to Planning Commission:**

Staff recommended that the Planning Commission make a recommendation to City Council for approval to abandon the east eight (8) feet of the west thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along N. 79th Street, the south eight (8) feet of the north thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along E. Pinnacle Vista Drive, and the twenty (20) foot wide right-of-way along the south boundary line of a property, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 27301 N. 79th Street, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner dedicates 25-feet of Public Right-of-Way for E. Pinnacle Vista Drive and 25-feet of Public Right-of Way for N. 79<sup>th</sup> Street.

2. The City reserves and the property owner dedicates an 8-foot Public Utility Easement over the GLO abandonment area along N. 79<sup>th</sup> Street.
3. The property owner pays to the city an amount to be determined as compensation for the abandonment of right-of-way.

## **RECOMMENDATION**

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### **Recommended Approach:**

Adopt Resolution No. 11327 to abandon the east eight (8) feet of the west thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along N. 79th Street, the south eight (8) feet of the north thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along E. Pinnacle Vista Drive, and the twenty (20) foot wide right-of-way along the south boundary line of a property, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 27301 N. 79th Street.

## **RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

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Jeff Barnes

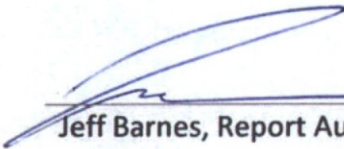
Senior Planner

480-312-2376


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

**APPROVED BY**

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\_\_\_\_\_  
Jeff Barnes, Report Author

11/26/18  
\_\_\_\_\_  
Date

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

11/26/2018  
\_\_\_\_\_  
Date

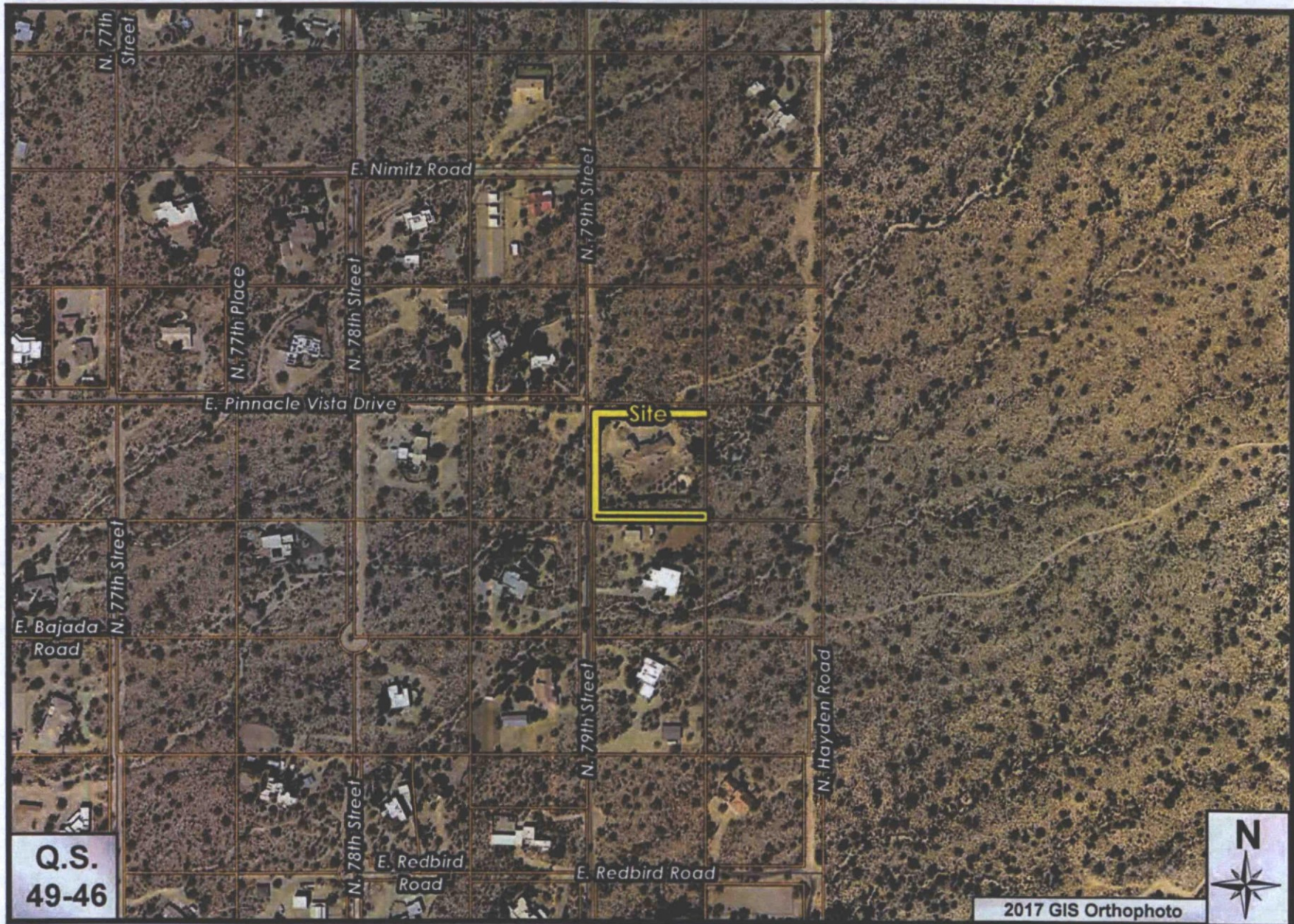
\_\_\_\_\_  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

\_\_\_\_\_  
Date

**ATTACHMENTS**

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1. Context Aerial
2. Detail Aerial
3. Resolution No. 11327
4. Applicant's Narrative
5. Local Area Infrastructure Plan (LAIP)
6. City Notification Map
7. November 14<sup>th</sup>, 2018 Planning Commission meeting minutes



Q.S.  
49-46

2017 GIS Orthophoto



Context Aerial

ATTACHMENT #1

**13-AB-2018**



Detail Aerial

ATTACHMENT #2

13-AB-2018

**RESOLUTION NO. 11327**

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR A PARCEL AT THE SOUTH EAST CORNER OF THE NORTH 79TH STREET AND EAST PINNACLE VISTA DRIVE

(13-AB-2018)  
(Simoneau)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq., and A.R.S. §9-500.24 provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. Scottsdale Revised Code §2-221 and other applicable laws provide that the City may dispose of other real property interests.

C. After notice to the public, the City of Scottsdale ("City") City's planning commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the "Abandonment Right-of-way").

D. The Abandonment Rights-of-way are described on **Exhibit "A"**, **Exhibit "B"**, **Exhibit "C"**, and **Exhibit "D"**, attached hereto.

E. The Abandonment Right-of-way falls within, serves, affects or is near the parcel (APN 212-22-025A) comprising a total of approximately 2.3 acres as described on **Exhibit "I"** attached hereto.

F. The Abandonment Right-of-way lies within the area of a General Land Office (GLO) easement created by patent reservation.

G. City's city council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Right-of-way is no longer necessary for public use.

H. City's city council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

I. City's city council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Right-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 Any and all interests in the Abandonment Right-of-way that any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.2 Any of the following in favor of City that may already have been imposed on the Abandonment Right-of-way prior to this resolution, if any:

2.2.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.2.2 Any N.A.O.S. or other open space or similar easement or covenant.

2.2.3 Any scenic corridor, setback or similar easement or covenant.

2.3 An easement for all existing utilities, if any.

2.4 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until all of the following conditions (the "Conditions") are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owner of the parcel shall pay to City the total amount of Four Thousand Thirteen Dollars and 20/100 (\$4,013.20) as compensation to City for the Abandonment Right-of-way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City.

3.2 The owner shall dedicate, using City specified forms, both an 8-foot public utility easement over the GLO abandonment area along N. 79<sup>th</sup> Street as shown on **Exhibit "G"** and **Exhibit "H"** and 25 feet of fee title right-of-way on both N. 79<sup>th</sup> Street and E. Pinnacle Vista Drive, as shown on **Exhibit "E"** and **Exhibit "F"**.

3.3 The zoning administrator executes the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. Administration of Conditions. If the foregoing Conditions are not all satisfied prior to the second annual anniversary of this resolution, or if this resolution is not recorded prior to that deadline, then the city clerk shall mark this resolution to indicate that this resolution is void.

5. Exhibit Labeling. The text of this resolution controls any conflict with the exhibits as to the nature of the interests created, reserved or otherwise affected by this resolution. For example, if the text of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the text controls.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

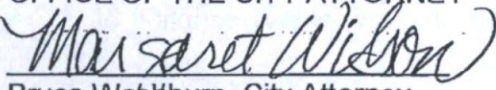
CITY OF SCOTTSDALE, an Arizona municipal corporation

\_\_\_\_\_  
W. J. "Jim" Lane, Mayor

ATTEST:

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

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY  
  
Bruce Washburn, City Attorney  
By: Margaret Wilson, Senior Assistant City Attorney

**CERTIFICATE**

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
name printed

### Table of Exhibits

<u>Exhibit</u>	<u>Paragraph</u>	<u>Description</u>
A	D	Legal description of GLO easement
B	D	Scaled and dimensioned drawing to accompany legal description of GLO easement to be abandoned
C	D	Legal description of street right-of-way to be abandoned
D	D	Scaled and dimensioned drawing to accompany legal description of street right-of-way to be abandoned
E	3.2	Legal description of right-of-way dedication
F	3.2	Scaled and dimensioned drawing to accompany legal description of street right-of-way dedication
G	3.2	Legal description of public utility easement dedication
H	3.2	Scaled and dimensioned drawing to accompany legal description of public utility easement dedication
I	E	Depiction of parcels served by abandonment

EXHIBIT A  
LEGAL DESCRIPTION  
G.I.O. PATENT RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES PURPOSES  
ABANDONMENT

AN ABANDONMENT OF PORTIONS OF THE RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES PURPOSES DESCRIBED IN PATENT NUMBER 1206487. BEING PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA DESCRIBED AS FOLLOWS:

THE SOUTH 8 FEET OF THE NORTH 33 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

EXCEPT THE WEST 25 FEET THEREOF.

AND

THE EAST 8 FEET OF THE WEST 33 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

EXCEPT THE NORTH 25 FEET THEREOF.



RESOLUTION No. 11327  
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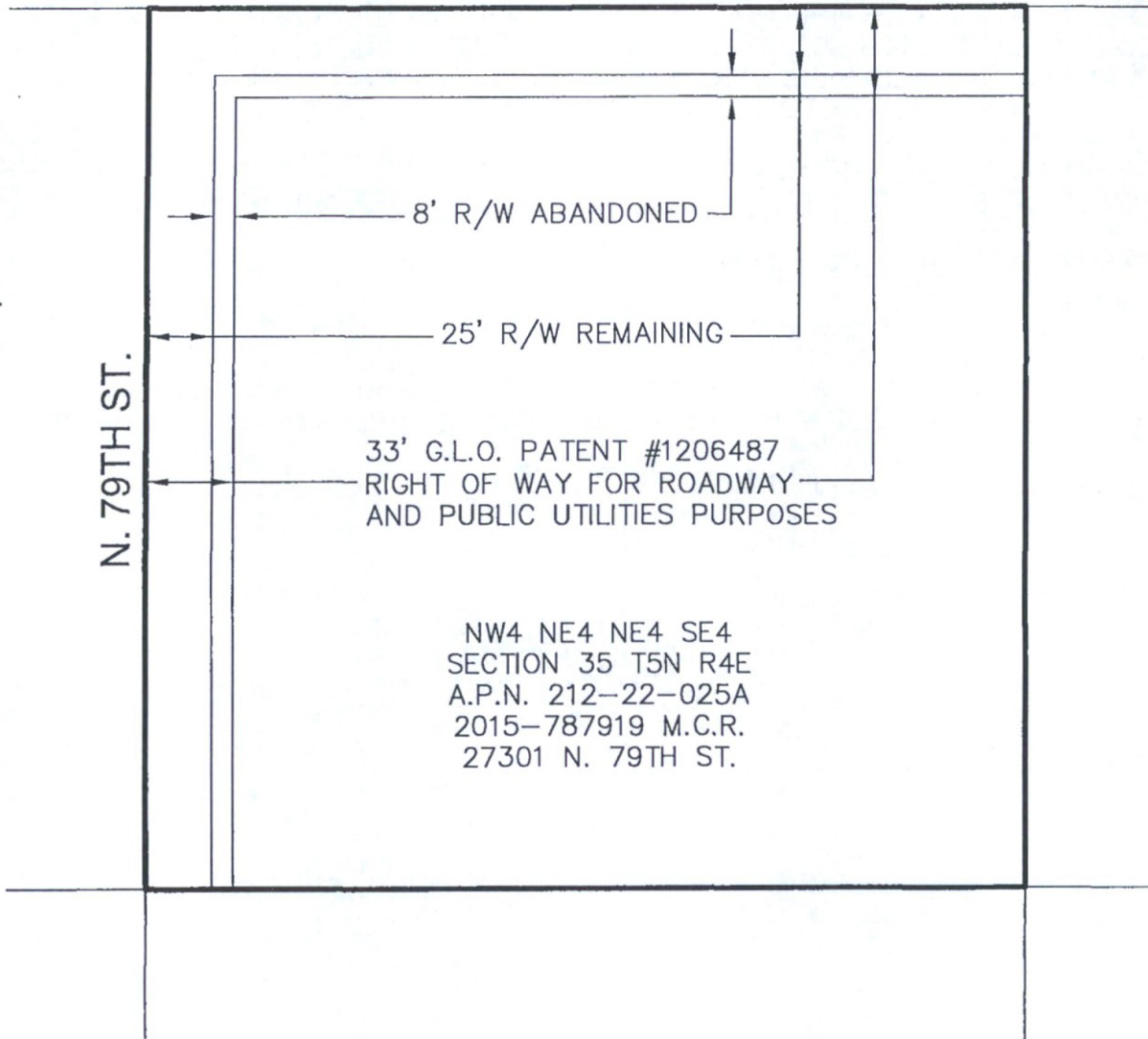
LSRS LAND SURVEYING  
33215 N. 46TH WAY CAVE CREEK, AZ 85331  
PHONE: 480-650-4006  
EMAIL: INFO@LANDSURVEYREVIEW.COM

13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

EXHIBIT B

G.L.O. PATENT RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES PURPOSES  
ABANDONMENT

E. PINNACLE VISTA DR.



N. 79TH ST.

33' G.L.O. PATENT #1206487  
RIGHT OF WAY FOR ROADWAY  
AND PUBLIC UTILITIES PURPOSES

NW4 NE4 NE4 SE4  
SECTION 35 T5N R4E  
A.P.N. 212-22-025A  
2015-787919 M.C.R.  
27301 N. 79TH ST.

LEGEND

- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- G.L.O. GENERAL LAND OFFICE
- R/W RIGHT OF WAY



RESOLUTION No. 11327  
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LSRS LAND SURVEYING  
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PHONE: 480-650-4006  
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13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

EXHIBIT C  
LEGAL DESCRIPTION  
RIGHT OF WAY ABANDONMENT

AN ABANDONMENT OF A PORTION OF THE RIGHT OF WAY DESCRIBED IN DOCUMENT NUMBER 2001-0969874 RECORDED IN THE COUNTY RECORDER'S OFFICE. BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA DESCRIBED AS FOLLOWS:

THE SOUTH 20 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

EXCEPT THE WEST 25 FEET THEREOF.

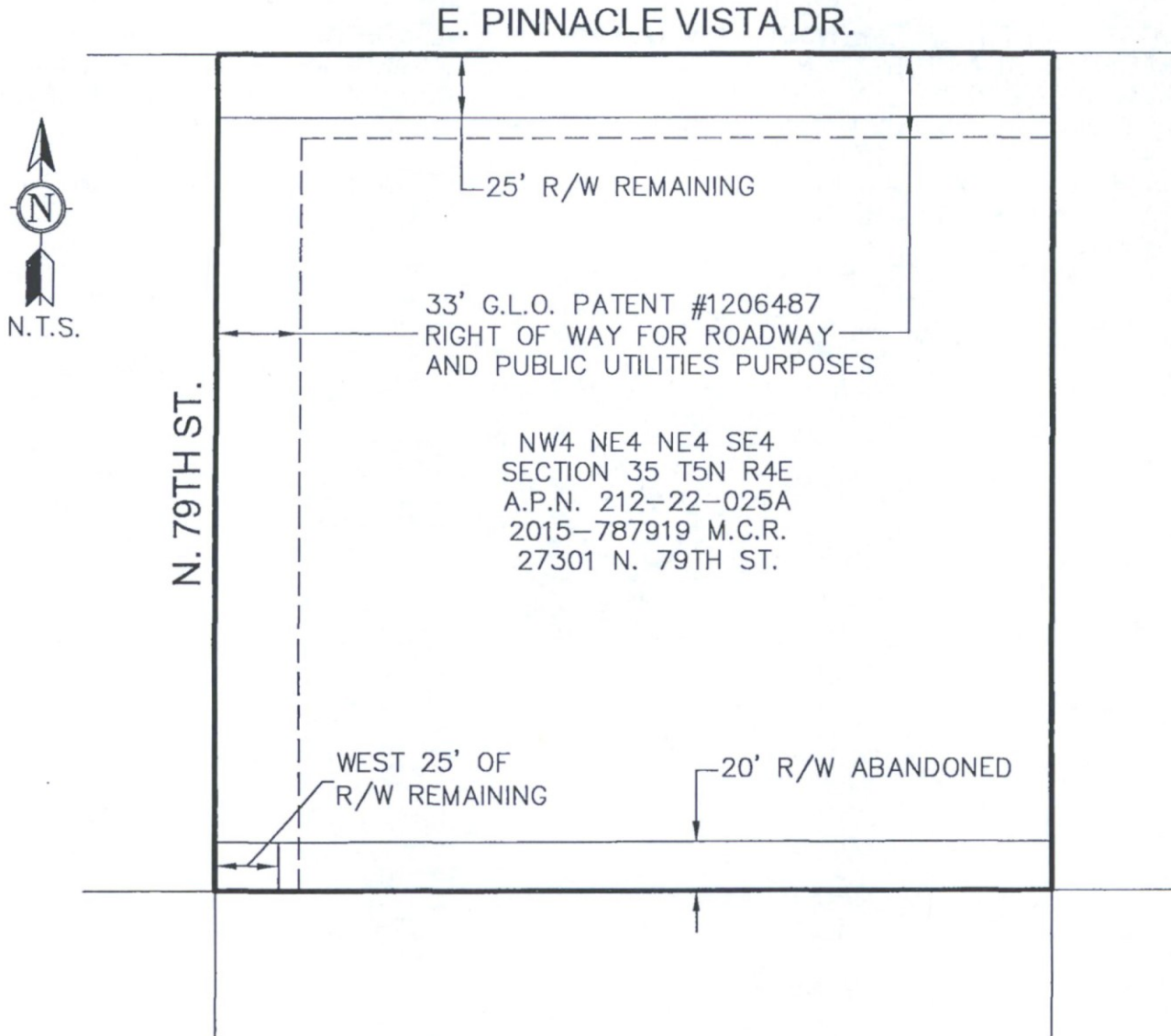


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13-AB-2018  
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EXHIBIT D  
RIGHT OF WAY ABANDONMENT



LEGEND

- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- G.L.O. GENERAL LAND OFFICE
- R/W RIGHT OF WAY DOC #2001-969874



RESOLUTION No. 11327  
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13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

EXHIBIT E  
LEGAL DESCRIPTION  
RIGHT OF WAY DEDICATION

THE NORTH 25 FEET AND THE WEST 25 FEET OF THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA.

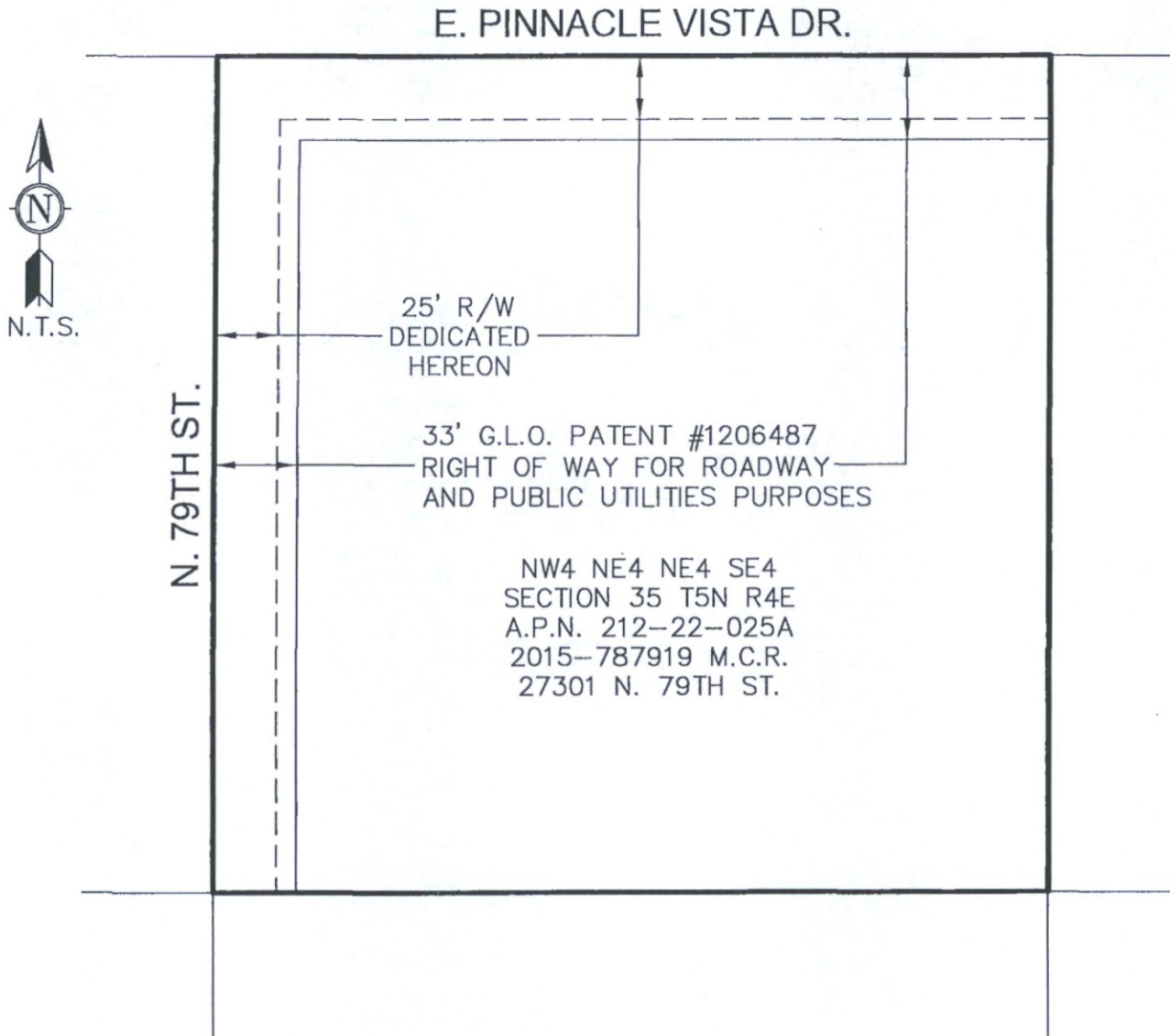


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PHONE: 480-650-4006  
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13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

EXHIBIT F  
RIGHT OF WAY DEDICATION



LEGEND

- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- G.L.O. GENERAL LAND OFFICE
- R/W RIGHT OF WAY



RESOLUTION No. 11327  
Page 1 of 1

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EXHIBIT G  
LEGAL DESCRIPTION  
PUBLIC UTILITY EASEMENT DEDICATION

THE EAST 8 FEET OF THE WEST 33 FEET OF THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
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MERIDIAN, IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA.

EXCEPT THE NORTH 25 FEET THEREOF.



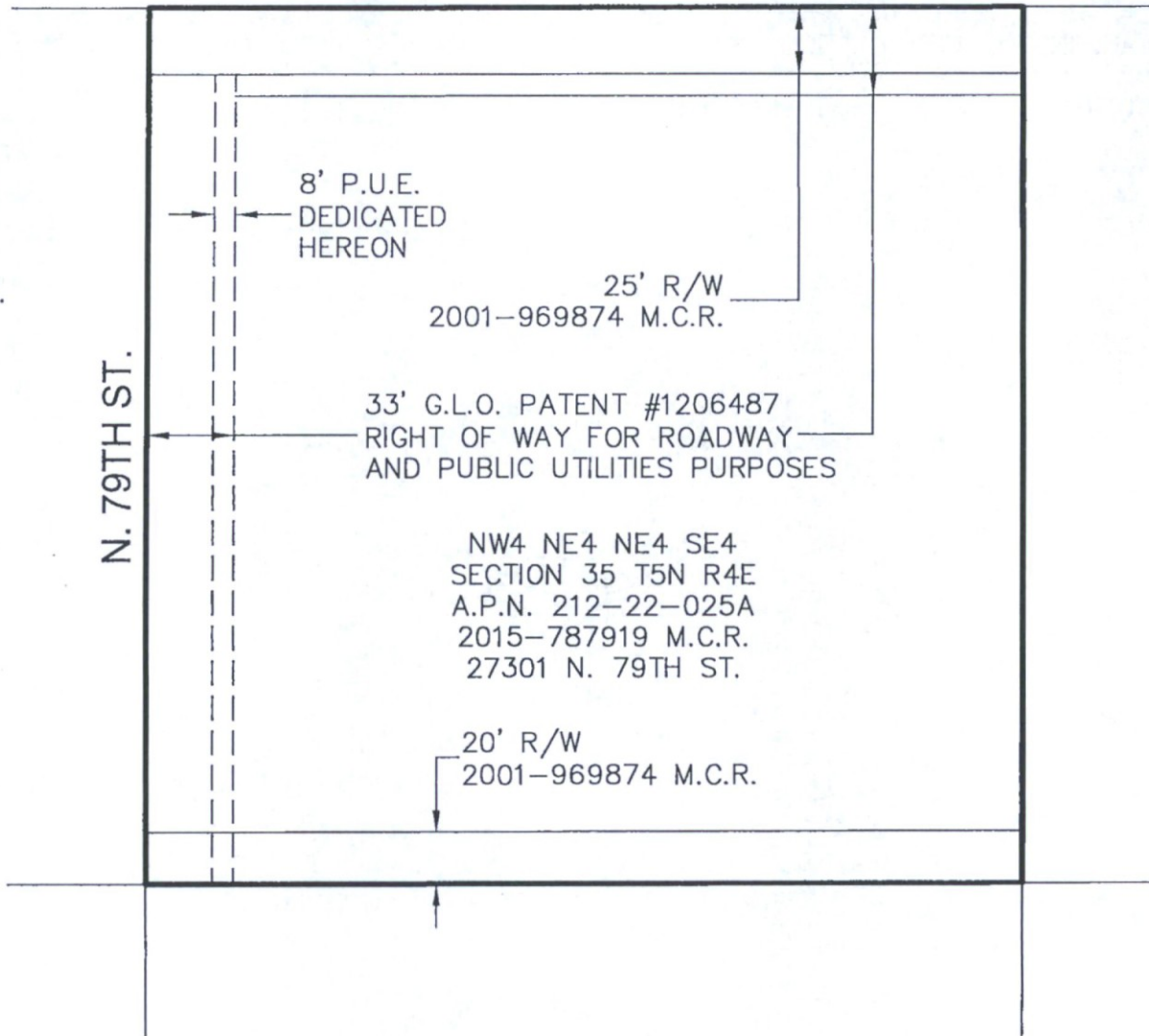
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13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

EXHIBIT H  
PUBLIC UTILITY EASEMENT DEDICATION

E. PINNACLE VISTA DR.



LEGEND

- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- G.L.O. GENERAL LAND OFFICE
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY



RESOLUTION No. 11327  
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EXHIBIT I

E. PINNACLE VISTA DR.



N. 79TH ST.

Simoneau Parcel

A.P.N. 212-22-025A

27301 N. 79TH ST.

4-15-18

Narrative

I request:

1. Abandonment of 20' right of way on south side of property.
2. Abandonment of 8' GLO easement on ~~north~~ <sup>north +</sup> the west side ~~and 33' GLO easement on the north side.~~
- ~~3. Abandonment of 15' Trail easement on north side since easement has expired.~~
- ~~4. Abandonment of 25' right of way on the north side.~~

I agree to compensation for Abandonment  
\$.20/ft GLO easement  
\$.50/ft Right of way easement.

Sincerely,

Joel Simoneau  
Joel Simoneau

# Desert Foothills Area 9B Local Area Infrastructure Plan

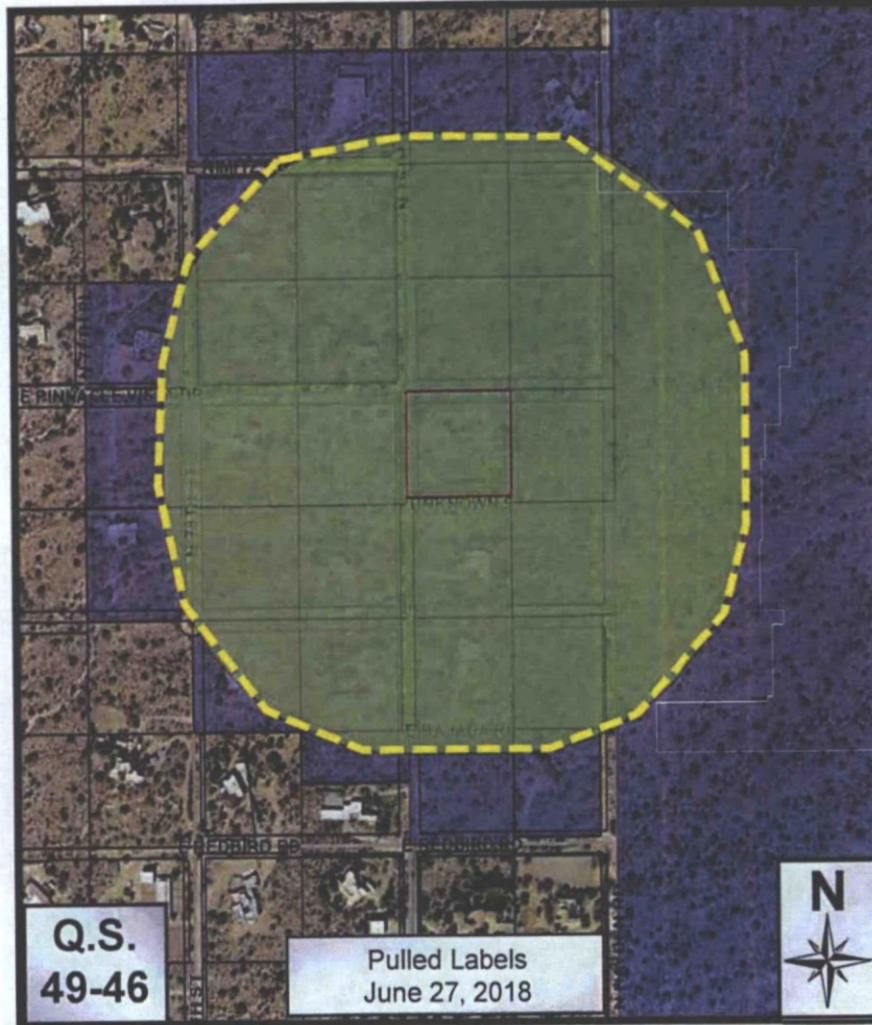


	Parcels		City Boundary	0 145 290 580 Feet	
	Preserve		Existing Trail	↑ N	
	Proposed Street		Planned Trail		
			Water/Sewer ROW	<p><b>ATTACHMENT 5</b></p>	





Last updated 10/2/2018

# City Notifications – Mailing List Selection Map



## Map Legend:

-  Site Boundary
-  Properties within 750-feet

Postcards - 67

## Additional Notifications:

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

ATTACHMENT 6

**13-AB-2018**



**SCOTTSDALE PLANNING COMMISSION  
CITY HALL KIVA  
3939 N. DRINKWATER BOULEVARD  
SCOTTSDALE, AZ 85251**

**WEDNESDAY, NOVEMBER 14, 2018**

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

**PRESENT:** Paul Alessio, Chair  
Ali Fakh, Vice Chair  
Larry S. Kush, Commissioner  
Prescott Smith, Commissioner  
Kelsey Young, Commissioner  
Kevin Bollinger, Commissioner  
Christian Serena, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Brad Carr  
Greg Bloemberg  
Jeff Barnes  
Bryan Cluff

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

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

**MINUTES REVIEW AND APPROVAL**

1. Approval of the October 24, 2018 Regular Meeting Minutes including Study Session.

**Commissioner Bollinger moved to approve the October 24, 2018 Regular Meeting Minutes, including Study Session, seconded by Commissioner Young.**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fakh, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

**ATTACHMENT 7**

## **EXPEDITED AGENDA**

2. 19-ZN-2002#7 (Crossroads East)

Request by owner for a Zoning District Map Amendment to amend the Crossroads East Development Plan's Land Use Budget, approved with case 19-ZN-2002#6, to transfer 10 acres from the Commercial Office (C-O) allotment to the Multi-family Residential (R-5) allotment, with no change in overall residential density, located at the southwest corner of N. Hayden Road and E. Legacy Blvd. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480-385-2727.

**Item No. 2: Recommended City Council approve case 19-ZN-2002#7, by a vote of 7-0; Motion by Commissioner Serena, per the staff recommended stipulations, after determining that the PCD findings have been met and that the proposed Zoning District Map Amendment and Development Plan are consistent and conform with the adopted General Plan, 2<sup>nd</sup> by Commissioner Smith.**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fakh, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.**

3. 5-TA-2018 (Planned Airpark Core Development Text Amendment (Raintree redevelopment))

Request by applicant to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Section 5.4000. (Planned Airpark Core Development), of the Zoning Ordinance, to add Internalized Community Storage as an allowed land use in the AMU, EMP, and AV subdistricts. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Kurt Jones, (602) 452-2729.

**Item No. 3: Recommended City Council approve case 5-TA-2018, by a vote of 6-0; Motion by Commissioner Serena, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Kush. Commissioner Fakh recused himself.**

**The motion carried with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Kush, Commissioner Smith, Commissioner Serena, Commissioner Young and Commissioner Bollinger. Commissioner Fakh recused himself.**

4. 8-UP-2018 (Black Rock Coffee)

Request by owner for a Conditional Use Permit for a new restaurant with drive-through on a +/- .6-acre site with Industrial Park (I-1) zoning located at 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Martin Flood, 602-999-1942.

**Item No. 4: Recommended City Council approve case 8-UP-2018, by a vote of 6-0; Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2<sup>nd</sup> by Commissioner Kush. Commissioner Fakh recused himself.**

**The motion carried with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Kush, Commissioner Smith, Commissioner Serena, Commissioner Young and Commissioner Bollinger. Commissioner Fakh recused himself.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

5. 13-AB-2018 (Simoneau Abandonment)

Request by owner to abandon the east eight (8) feet of the west thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along N. 79th Street, the south eight (8) feet of the north thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along E. Pinnacle Vista Drive, and the twenty (20) foot wide right-of-way along the south boundary line of a property, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 27301 N. 79th Street. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Joel Simoneau, 480-363-6690.

**Item No. 5: Recommended City Council approve case 13-AB-2018, by a vote of 7-0; Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Smith.**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fasih, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.**

6. 14-UP-2018 (Wonderspaces)

Request by owner for a Conditional Use Permit for a bar in a gallery space internal to Fashion Square mall in a +/- 15,987-square foot suite with Downtown/Downtown Regional Use - Type 2, Planned Block Development Downtown Overlay (D/DRU-2 PBD DO) zoning located at 7014 E. Camelback Road. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Andrea Lewkowitz, 602-200-7222.

**Item No. 6: Recommended City Council approve case 14-UP-2018, by a vote of 7-0; Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2<sup>nd</sup> by Commissioner Smith.**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fasih, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.**

7. 10-ZN-2018 (Pima & Bronco)

Request by owner for approval of Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-70 ESL) to Single-family Residential Planned Residential Development Environmentally Sensitive Land (R1-43 PRD ESL) zoning and approval of a Development Plan and Amended Development Standards on a +/- 20-acre site, located at the southwest corner of N. Pima Road and E. Bronco Trail. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Tom Kirk, 480-367-4316.

**Item No. 7: Recommended City Council approve case 10-ZN-2018, by a vote of 5-0; Motion by Commissioner Young, per the staff recommended stipulations, after determining that the PRD findings have been met and that the proposed Zoning District Map Amendment, Development Plan and the Development Standards are consistent and conform with the adopted General Plan, 2<sup>nd</sup> by Commissioner Serena. Commissioner Kush and Commissioner Smith recused themselves.**

**The motion carried with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Fasih, Commissioner Serena, Commissioner Young and Commissioner Bollinger. Commissioner Kush and Commissioner Smith recused themselves.**

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## **REGULAR AGENDA**

8. 6-ZN-2018 (Papago Plaza)

Request by owner for approval of a Zoning District Map Amendment from Highway Commercial (C-3) to Planned Community (P-C) District zoning, utilizing the P-C comparable Planned Regional Center (PRC) District, including adopting a development plan and amended PRC development standards on a +/-11-acre site located 7047 and 7115 E. McDowell Rd. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Jason Morris, 602-230-0600.

**Item No. 8: Recommended City Council approve case 6-ZN-2018, by a vote of 5-0; Motion by Commissioner Serena, per the staff recommended stipulations and an additional stipulation, after determining that the PCD and PRC findings have been met and that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Bollinger. Commissioner Kush and Commissioner Young recused themselves.**

**The motion carried with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Fakh, Commissioner Smith, Commissioner Serena, and Commissioner Bollinger. Commissioner Kush and Commissioner Young recused themselves.**

**Adjournment - 6:25 p.m.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

# PLANNING COMMISSION REPORT



Meeting Date: November 14, 2018  
General Plan Element: *Land Use*  
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

## ACTION

### Simoneau Abandonment 13-AB-2018

#### Request to consider the following:

1. A recommendation to City Council regarding a request by owner to abandon the east eight (8) feet of the west thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along N. 79th Street, the south eight (8) feet of the north thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along E. Pinnacle Vista Drive, and the twenty (20) foot wide right-of-way along the south boundary line of a property, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 27301 N. 79th Street.

#### Purpose of Request

The applicant's abandonment request is related to the removal of encumbrances on the property and to complete a partial abandonment that occurred on the neighboring property. The applicant also is eventually looking to reconfigure the Natural Area Open Space easement to better fit the site and natural features.

#### Key Items for Consideration

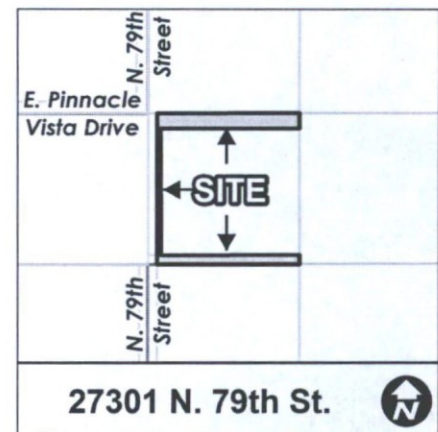
- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan

#### OWNER/APPLICANT CONTACT

Joel Simoneau  
480-363-6690

#### LOCATION

27301 N. 79<sup>th</sup> Street



## **BACKGROUND**

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### **General Plan**

The General Plan Land Use Element designates the subject properties as Rural Neighborhoods. This land use category includes relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

### **Character Area Plan**

The subject property falls within The Desert Foothills Character Area. The Desert Foothills Character Area Plan is intended to preserve the natural desert, promote connected areas of desert open space and trails, and seek to balance rural lifestyle with the unique and fragile upper Sonoran Desert.

### **Zoning**

The subject property is zoned Single-family Residential District Environmentally Sensitive Lands and Foothills Overlay (R1-70 ESL FO). The R1-70 ESL FO zoning district allows for single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities. The surrounding properties are also zoned Single-family Residential district Environmentally Sensitive Lands and Foothills Overlay (R1-70 ESL FO).

### **Context**

The subject property is located at the southeast corner of E. Pinnacle Vista Drive and N. 79<sup>th</sup> Street. The site is generally located west of N. Hayden Road and north of E. Jomax Road. Please refer to context graphics attached.

The subject thirty-three (33) foot General Land Office Patent Easement (GLO) located along the western and northern boundary of the property was dedicated in March 1960, through patent serial number 1206487. The subject GLO roadway easements were reserved on the original patent deed to assure legal access. Currently the affected portions of GLO easements are unimproved.

The subject portion of Public Right-of-Way (ROW), located along the southern boundary of the parcel, was dedicated in October 2001, through recorded document number 2001/0969874. Currently that portion of ROW is unimproved. The corresponding 20-feet of that ROW on the lot to the south of the subject property was abandoned through the City's abandonment process in 2016 (2-AB-2016).

### **General Land Office Patent Easements (general information)**

- 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.

**Related Policies, References:**

2008 Scottsdale Transportation Master Plan

Desert Foothills Area: Local Area Infrastructure Plan (LAIP)

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**IMPACT ANALYSIS**

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**Land Use**

This property is zoned for single-family residential use and will continue to function as a single-family residence.

**Traffic/Trails**

Access to the subject property will continue to be provided by the N. 79<sup>th</sup> Street and E. Pinnacle Vista Drive. East/west trail alignments in the area are intended to be accommodated within the public right-of-way along E. Pinnacle Vista Drive to the north and E. Redbird Road to the south, north/south alignments are intended to be accommodated along N. Hayden Road to the east and along N. 78<sup>th</sup> Street to the west.

**Emergency/Municipal Services and Utilities**

All existing emergency and municipal access will continue to be provided to the properties surrounding the abandonment area and maintained through existing and currently proposed dedications of public right-of-way along N. 79<sup>th</sup> Street and E. Pinnacle Vista Drive. No impacts are anticipated.

**Public Utilities**

The public utility providers for the area have been notified of the applicant's request. The utility companies have indicated that there are no conflicts with the proposed abandonment and/or have expressed support for the abandonment. As requested by the utility providers, the proposed abandonment request includes the reservation and dedication of an 8-foot Public Utility Easement over the GLO abandonment area along N. 79<sup>th</sup> Street.

**Community Involvement**

The applicant and the City notified property owners located within 750 feet of the proposed abandonment. As of the writing of this report staff has received some phone inquires as to the details of the request, but no written comments have been received.

**Community Impact**

The proposed abandonments do not restrict or remove access to any surrounding properties. The necessary right-of-way dedications are proposed to be provided or are currently in place in the immediate area.

**OPTIONS & STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the east eight (8) feet of the west thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along N. 79th Street, the south eight (8) feet of the north thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along E. Pinnacle Vista Drive, and the twenty (20) foot wide right-of-way along the south boundary line of a property, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 27301 N. 79th Street, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner dedicates 25-feet of Public Right-of-Way for E. Pinnacle Vista Drive and 25-feet of Public Right-of Way for N. 79<sup>th</sup> Street.
2. The City reserves and the property owner dedicates an 8-foot Public Utility Easement over the GLO abandonment area along N. 79<sup>th</sup> Street.
3. The property owner pays to the city an amount to be determined as compensation for the abandonment of right-of-way.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

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Jeff Barnes

Senior Planner

480-312-2376

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

**APPROVED BY**

---



---

Jeff Barnes, Report Author

10/17/18  
Date



---

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

11/5/2018  
Date



---

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

11/6/18  
Date

## **ATTACHMENTS**

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1. Context Aerial
2. Detail Aerial
3. Applicant's Narrative
4. Legal Description and Graphic Exhibit of Abandonment Areas
5. Legal Description and Graphic Exhibit of ROW Dedications
6. Legal Description and Graphic Exhibit of PUE Dedication
7. Local Area Infrastructure Plan (LAIP)
8. City Notification Map





Detail Aerial

ATTACHMENT #2

13-AB-2018

4-15-18

Narrative

I request:

1. Abandonment of 20' right of way on south side of property.
2. Abandonment of 8' GLO easement on ~~east~~ north + the west side ~~and 33' GLO easement on the north side.~~
- ~~3. Abandonment of 15' Trail easement on north side since easement has been removed.~~
- ~~4. Abandonment of 25' right of way on the north side.~~

I agree to compensation for Abandonment  
\$.20/ft GLO easement  
\$.50/ft Right of way easement.

Sincerely,

Joel Simonen  
Joel Simonen

EXHIBIT A  
LEGAL DESCRIPTION  
G.I.O. PATENT RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES PURPOSES  
ABANDONMENT

AN ABANDONMENT OF PORTIONS OF THE RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES PURPOSES DESCRIBED IN PATENT NUMBER 1206487. BEING PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA DESCRIBED AS FOLLOWS:

THE SOUTH 8 FEET OF THE NORTH 33 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

EXCEPT THE WEST 25 FEET THEREOF.

AND

THE EAST 8 FEET OF THE WEST 33 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

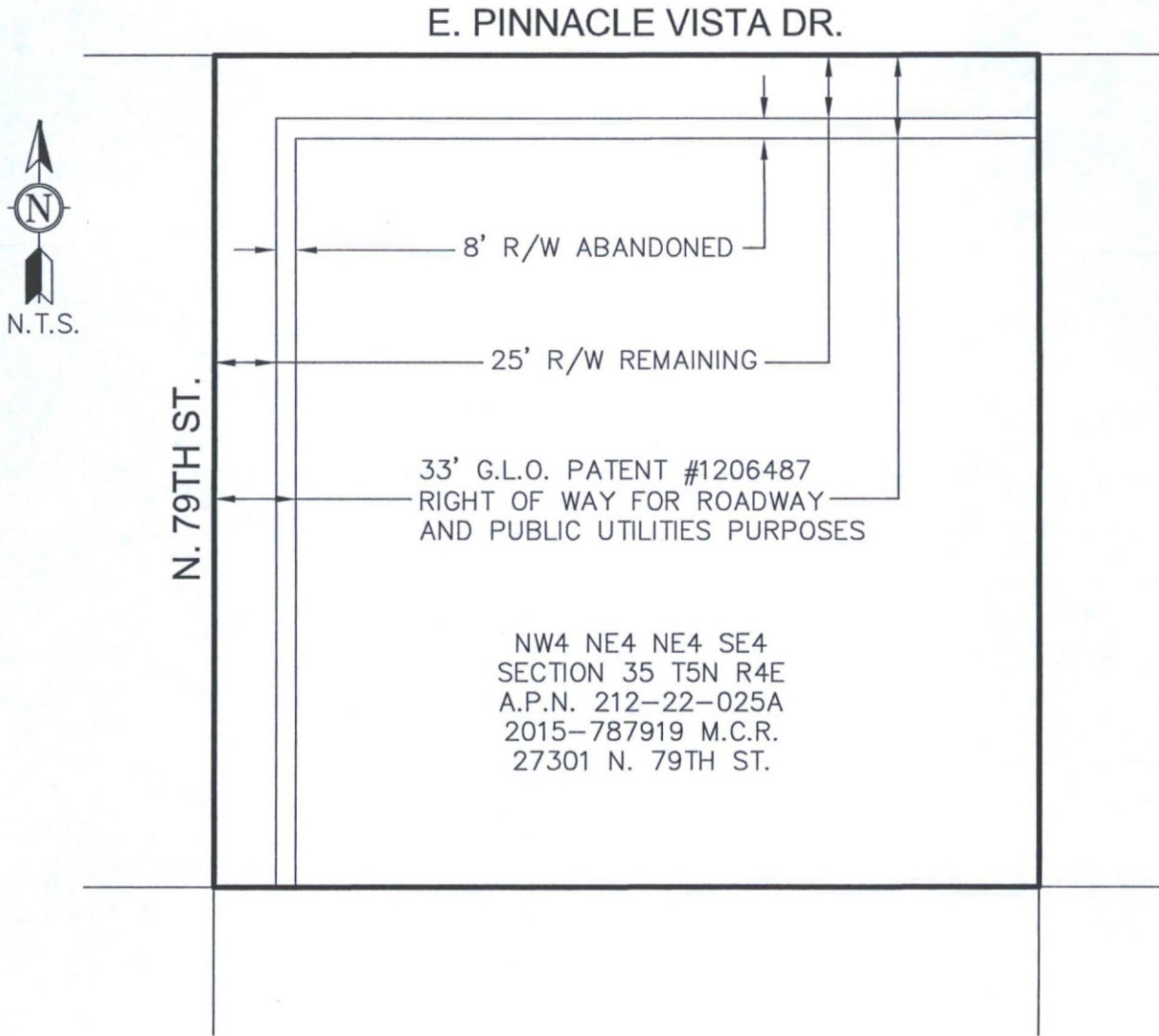
EXCEPT THE NORTH 25 FEET THEREOF.



LSRS LAND SURVEYING  
33215 N. 46TH WAY CAVE CREEK, AZ 85331  
PHONE: 480-650-4006  
EMAIL: INFO@LANDSURVEYREVIEW.COM

13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

EXHIBIT B  
 G.L.O. PATENT RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES PURPOSES  
 ABANDONMENT



**LEGEND**

- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- G.L.O. GENERAL LAND OFFICE
- R/W RIGHT OF WAY



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13-AB-2018  
 PROJECT NO: 18017  
 SHEET 1 OF 1

EXHIBIT A  
LEGAL DESCRIPTION  
RIGHT OF WAY ABANDONMENT

AN ABANDONMENT OF A PORTION OF THE RIGHT OF WAY DESCRIBED IN DOCUMENT NUMBER 2001-0969874 RECORDED IN THE COUNTY RECORDER'S OFFICE. BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA DESCRIBED AS FOLLOWS:

THE SOUTH 20 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

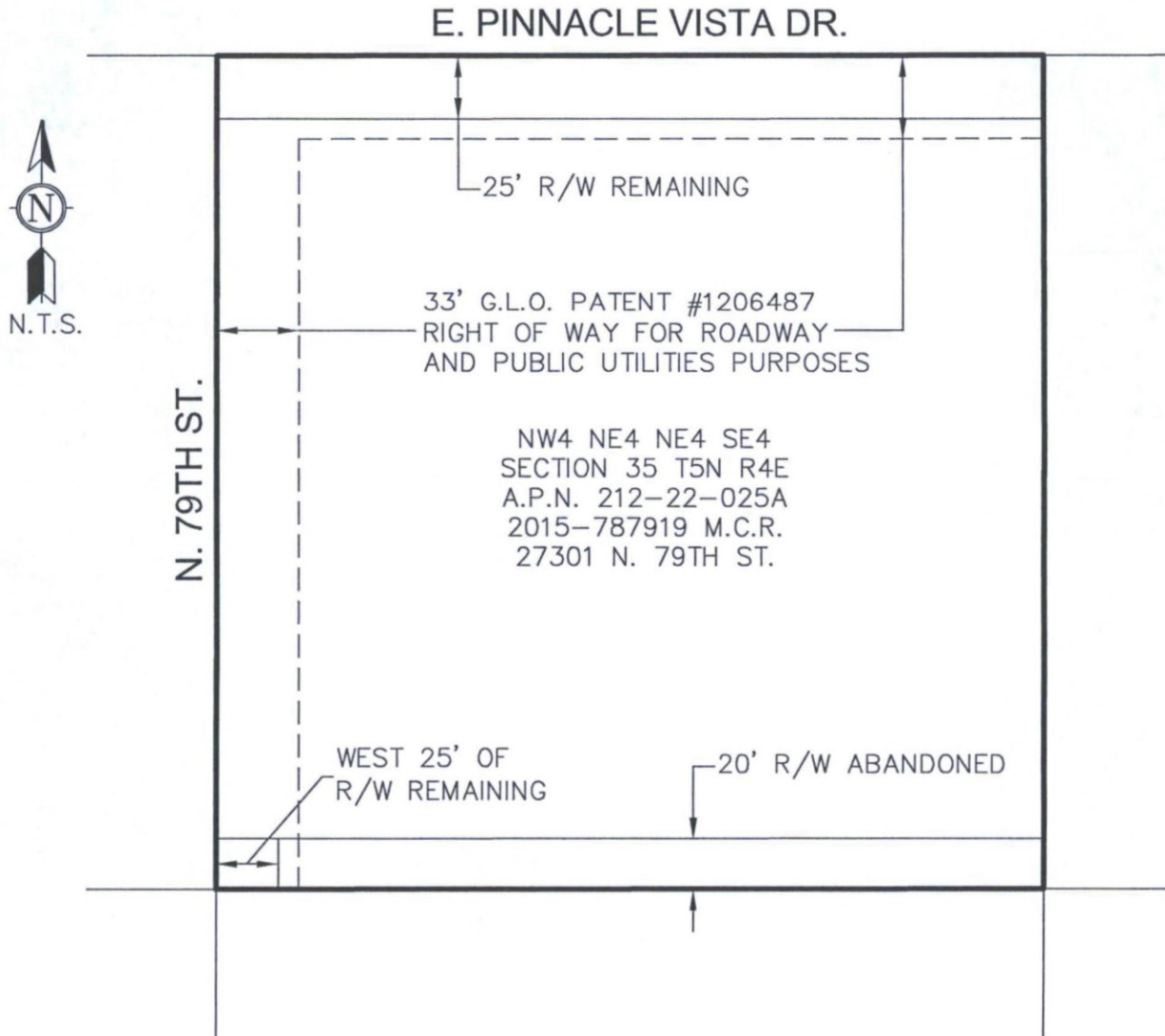
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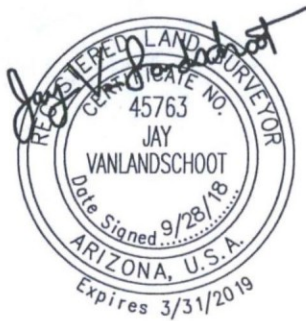
13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

EXHIBIT B  
RIGHT OF WAY ABANDONMENT



LEGEND

- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- G.L.O. GENERAL LAND OFFICE
- R/W RIGHT OF WAY DOC #2001-969874



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PHONE: 480-650-4006  
EMAIL: INFO@LANDSURVEYREVIEW.COM

13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

EXHIBIT A  
LEGAL DESCRIPTION  
RIGHT OF WAY DEDICATION

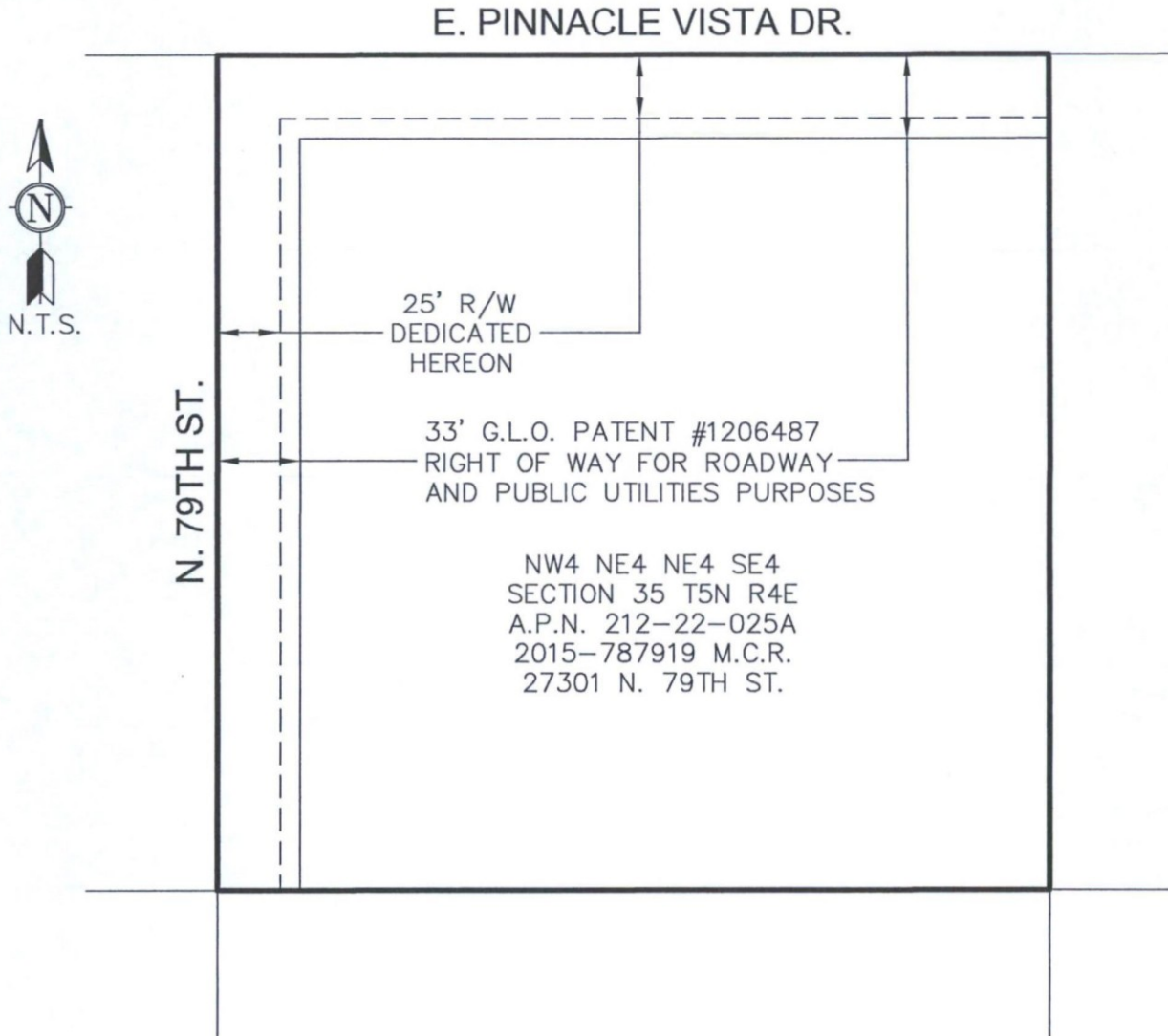
THE NORTH 25 FEET AND THE WEST 25 FEET OF THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA.



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13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

EXHIBIT B  
RIGHT OF WAY DEDICATION



LEGEND

- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- G.L.O. GENERAL LAND OFFICE
- R/W RIGHT OF WAY



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13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

EXHIBIT A  
LEGAL DESCRIPTION  
PUBLIC UTILITY EASEMENT DEDICATION

THE EAST 8 FEET OF THE WEST 33 FEET OF THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
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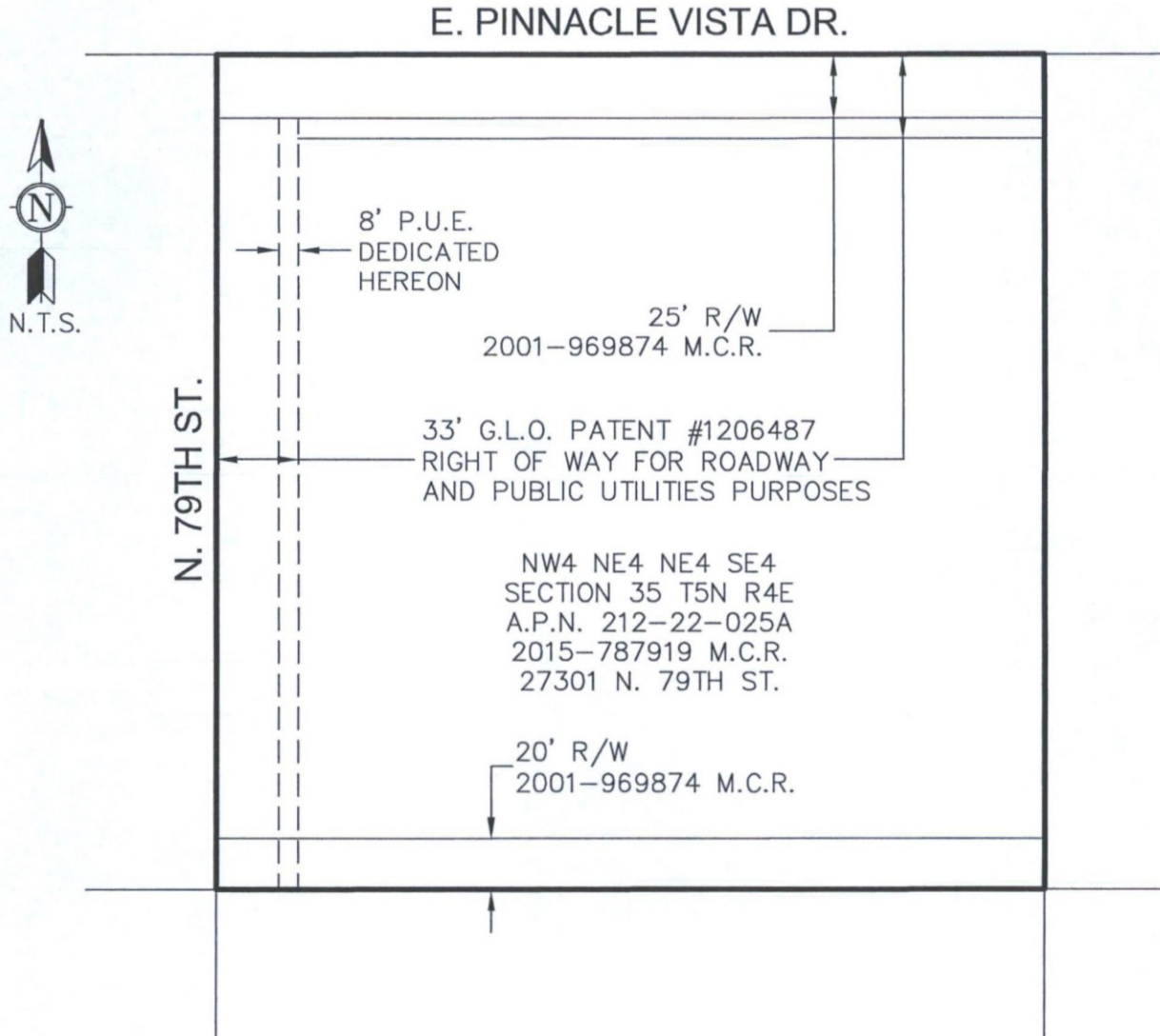
EXCEPT THE NORTH 25 FEET THEREOF.



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13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

EXHIBIT B  
PUBLIC UTILITY EASEMENT DEDICATION



LEGEND

- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- G.L.O. GENERAL LAND OFFICE
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY



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13-AB-2018  
PROJECT NO: 18017  
SHEET 1 OF 1

# Desert Foothills Area 9B Local Area Infrastructure Plan



	Parcels		City Boundary	Feet
	Preserve		Existing Trail	0    145    290    580
	Proposed Street		Planned Trail	<b>ATTACHMENT 7</b>
			Water/Sewer ROW	↑ N



Last updated 10/2/2018

# City Notifications – Mailing List Selection Map

