



**PROJECT NARRATIVE
RIGHT-OF-WAY ABANDONMENT**

September 4, 2020

Background

On behalf of RKCCLL Investments LLC ("Property Owner"), DMB Associates, Inc. ("DMB") is requesting the approval of a minor right-of-way ("ROW") abandonment for Planning Unit III, which is north of Legacy Boulevard within One Scottsdale ("Property"). One Scottsdale is an approved mixed-use community of commercial, office, hotel and residential uses along the east side of Scottsdale Road from the Loop 101 on the south to Thompson Peak Parkway on the north. The Property is divided into two (2) main planning units divided by Legacy Boulevard that traverses east/west through the middle of the property. On the north side of Legacy Boulevard, there are two (2) main parcels within Planning Unit III. One is the existing multi-family development along the entire east side of Planning Unit III. The remainder of Planning Unit III is a 22-acre parcel along Scottsdale Road. The abandonment is for a small piece of ROW along Scottsdale Road.

ROW Abandonment Request

The request is to abandon a small portion of the ROW dedicated to Scottsdale Road with the initial planning of the Property in the early 2000's. There are three (3) existing curb cuts for proposed future driveways onto Scottsdale Road from Planning Unit III. The abandonment modifies one of the access points on the southern end of the Property.

Key items which should be considered for approval include:

- Access to the Property or adjacent parcels is not impacted by the proposed abandonment.
- The abandonment request conforms to the spacing requirements of the City's Transportation design standards.
- There will be no impact to Municipal and Emergency services.

We respectfully request that this minor abandonment be approved.

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning		Development Review		Signs	
<input type="checkbox"/>	Text Amendment (TA)	<input type="checkbox"/>	Development Review (Major) (DR)	<input type="checkbox"/>	Master Sign Program (MS)
<input type="checkbox"/>	Rezoning (ZN)	<input type="checkbox"/>	Development Review (Minor) (SA)	<input type="checkbox"/>	Community Sign District (MS)
<input type="checkbox"/>	In-fill Incentive (II)	<input type="checkbox"/>	Wash Modification (WM)	Other:	
<input type="checkbox"/>	Conditional Use Permit (UP)	<input type="checkbox"/>	Historic Property (HP)	<input type="checkbox"/>	Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance		Land Divisions (PP)		<input type="checkbox"/>	General Plan Amendment (GP)
<input type="checkbox"/>	Hardship Exemption (HE)	<input type="checkbox"/>	Subdivisions	<input type="checkbox"/>	In-Lieu Parking (IP)
<input type="checkbox"/>	Special Exception (SX)	<input type="checkbox"/>	Condominium Conversion	<input checked="" type="checkbox"/>	Abandonment (AB)
<input type="checkbox"/>	Variance (BA)	<input type="checkbox"/>	Perimeter Exceptions	Other Application Type Not Listed	
<input type="checkbox"/>	Minor Amendment (MA)	<input type="checkbox"/>	Plat Correction/Revision	<input type="checkbox"/>	

Project Name: One Scottsdale Planning Unit III - Minor Abandonment

Property's Address: 20001 N. Scottsdale Road

Property's Current Zoning District Designation: PRC - PCD

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Michael Burke		Agent/Applicant: Kurt Jones	
Company: RKCCLL INVESTMENTS LLC/ETAL		Company: Tiffany & Bosco	
Address: 6263 N. Scottsdale Road Ste 330, Scottsdale 85250		Address: 2525 E. Camelback Road, Phoenix 85016	
Phone: 480-367-7356	Fax:	Phone: 602-452-2729	Fax:
E-mail: mburke@dmbinc.com		E-mail: kajones@tblaw.com	
Designer:		Engineer: Ryan Hall	
Company:		Company: Survey Innovation Group	
Address:		Address: 22425 N. 16th Street, Suite 1, Phoenix 85024	
Phone:	Fax:	Phone: 480-922-0780 x.111	Fax:
E-mail:		E-mail: ryanh@sigsurveyaz.com	

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/>	Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/>	Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.


Owner Signature


Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 20001 N. Scottsdale Rd.
- b. County Tax Assessor's Parcel Number: 215-05-010
- c. General Location: Northeast corner of Legacy Boulevard and Scottsdale Rd.
- d. Parcel Size: 28+/- gross acres
- e. Legal Description: Replat of Parcel 1 of One Scottsdale recorded 5/21/2012 # 2012-0446392

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

Date

Signature

Michael Burke

July 30, 2019
_____, 20____
_____, 20____
_____, 20____

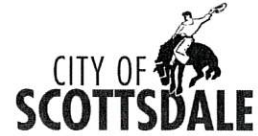
Michael F. Burke

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 13 -PA- 2019

Project Name: Hotel Master Plan

Project Address: 20001 N Scottsdale Road

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: _____

MICHAEL F. BURKE

Print Name

Michael F. Burke

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov



**TIFFANY
& BOSCO**
P.A.

August 25, 2020

**To: Property Owner within 750';
Interested Parties and
Registered Homeowners Associations**

RE: Proposed Abandonment of City of Scottsdale Right of Way

We represent One Scottsdale Holding/DMB Associates, Inc., who manages the One Scottsdale property at the northeast corner of Legacy Boulevard and Scottsdale Road for the property owner, RKCCLL Investments, et al. There are two (2) small existing driveway cuts into the property along Scottsdale Road, north of Legacy Boulevard. These driveway cuts have been existing and unused for many years. As the project moves forward with some retail and hotel uses, these two (2) driveway locations are no longer aligned with the new access points to the property. Please see the location of the proposed two (2) small roadway curb cuts on the attached plan. The abandonment of these driveways will not affect the existing Scottsdale Road lanes or place any traffic restrictions on the roadway.

We are required by the City to provide you with a letter notice of our request. We believe the abandonment request is a minor correction to an outdated access plan to the property. If approved, there would be no changes to Scottsdale Road. Please feel free to contact me with any questions or concerns at (602) 452-2729 or by email at kajones@tblaw.com. You may also contact Meredith Tessier, Senior Planner at City of Scottsdale at (480) 312-4211 or by email at mtessier@ScottsdaleAz.Gov. Please reference case # 409-PA-2020 when contacting City of Scottsdale.

Sincerely,

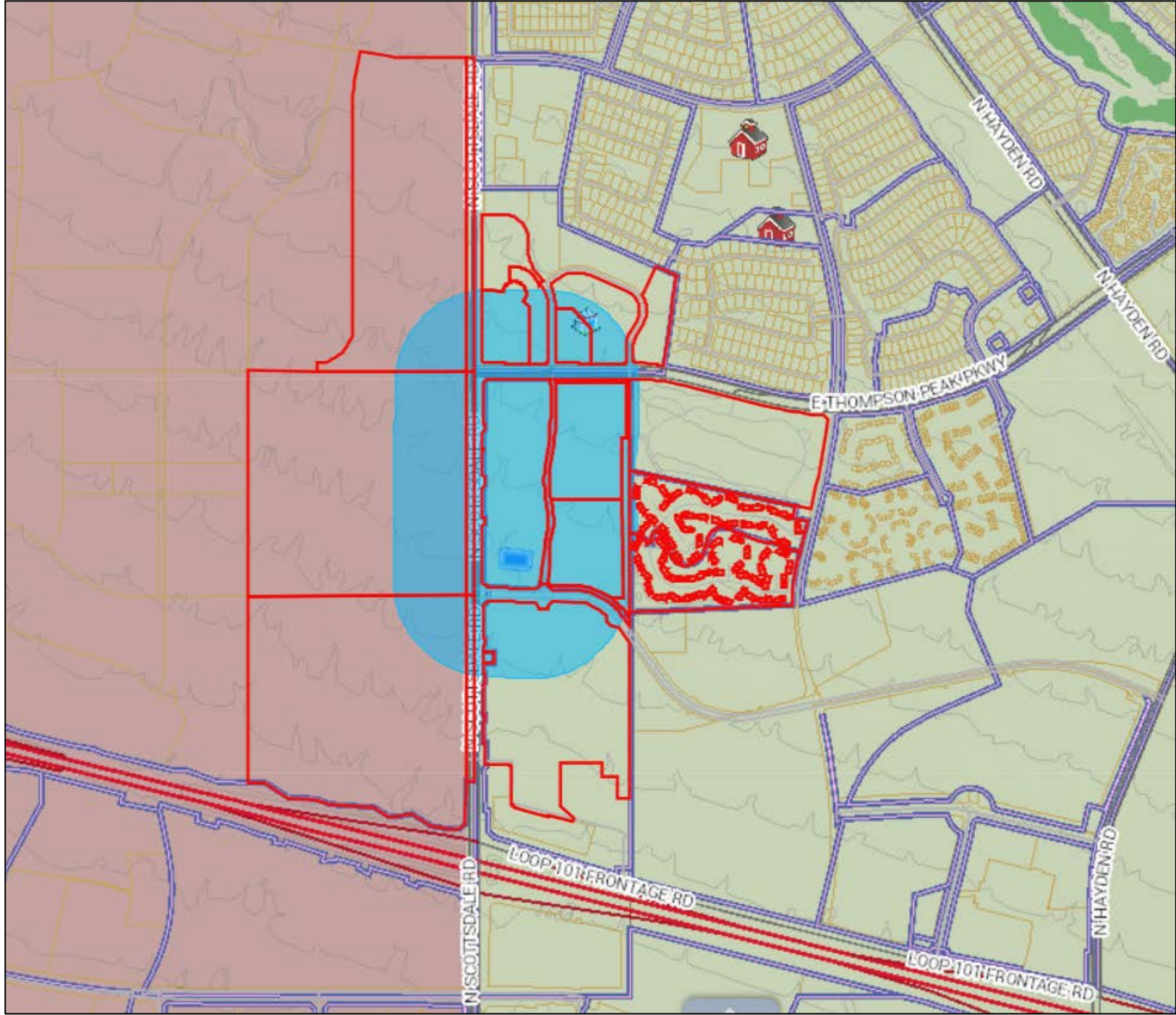
Kurt A. Jones, AICP

Request to abandon two (2) small driveway cuts into property that are dedicated City right-of-way



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
SCOTTSDALE HEALTHCARE HOSPITALS	3621 WELLS FARGO	SCOTTSDALE	AZ	85251
HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255
KNIGHT-DAME LLC	20225 N SCOTTSDALE	SCOTTSDALE	AZ	85255
KNIGHT-DAME LLC	20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255
HCP MOB SCOTTSDALE LLC (LEASE)	1920 MAIN ST STE 1200	IRVINE	CA	92614
CC/PDR-SCOTTSDALE LLC	P O BOX 2196	CHICAGO	IL	60690-2196
OLEARCZYK DELGADO IRENA	19700 N 76TH ST 1098	SCOTTSDALE	AZ	85255
DE LEON LUIS A SALGADO/BASSENDOWSKI S L/ETAL	1936 ANGLE CT	REGINA	SK	54V2V2
VILLAGE AT GREYHAWK OWNERS ASSOCIATION	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260
MEYERS MARK A/CAROL A	2376 GLENHAVEN DR	HIGHLANDS RANCH	CO	80126
SUNSHINE TRUST	19700 N 76TH ST APT 1113	SCOTTSDALE	AZ	85255-4787
TALASKI MARK RICHARD/GWENDELYN MARIE	3308 CARRINGTON LN	BLOOMINGTON	IL	61705-6597
BRANDY INVESTMENTS LLC	3985 E SANDPIPER DR	PHOENIX	AZ	85050
ARIZONA STATE LAND DEPARTMENT	100 WILSHIRE BLVD NO 700	SANTA MONICA	CA	90401
ARIZONA STATE LAND DEPARTMENT	644 W PIMA ST	GILA BEND	AZ	85337
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
ONE SCOTTSDALE INVESTORS LLC	PO BOX 4085	SANTA MONICA	CA	90411
ONE NORTH SCOTTSDALE CORP	7 CORPORATE PLAZA	NEWPORT BEACH	CA	92660
USCMF AVION ON LEGACY LLC	ONE FINANCIAL PLAZA 19TH FLOOR	HARTFORD	CT	6103
RKCCLL INVESTMENTS LLC/ETAL	7600 E DOUBLETREE RANCH RD STE 300	SCOTTSDALE	AZ	85258
ONE SCOTTSDALE OWNERS ASSOCIATION INC	7600 E DOUBLETREE RANCH RD SUITE 300	SCOTTSDALE	AZ	85258
Village at Grayhawk Owners Assn	9000 E Pima Center Pkwy, Unit 300	SCOTTSDALE	AZ	85258
Grayhawk Community Assn	7940 E Thompson Peak Pkwy, Unit 102	SCOTTSDALE	AZ	85255
Grayhawk Community Assn	20802 N Grayhawk Dr, Unit 1008	SCOTTSDALE	AZ	85255
Grayhawk Community Assn	Barbara Dickerson, Resident	SCOTTSDALE	AZ	85255
Ali Fakih	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ 85260
Annette Petrillo	1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	2525 E. Arizona Biltmore Circle; Suite A-21:	Phoenix	AZ	85016
Bob Griffith	7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Carla	3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner	7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ 85250
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ 85253
Constance Laub	10105 E. Via Linda Suite 345	Scottsdale	AZ	85258
Dan Sommer	12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino	5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Solange Whitehead	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ 85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ 85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ 85255
Edwin Bull	Burch & Cracchiolo PA	1850 N, Central Ave. ste 1700	Phoenix	AZ 85004
Eric Gold		25499 N. 104th Way	Scottsdale	AZ 85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ 85254
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ 85251
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ 85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ 85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ 85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ 85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ 85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ 85251
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-21:	Phoenix	AZ 85016
Larry S. Kush	City of Scottsdale Planning Commission	7127 E. Rancho Vista Dr. #1001	Scottsdale	AZ 85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ 85266
Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ 85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ 85262
Lori Haye		P.O. Box 426	Cave Creek	AZ 85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ 85012
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ 85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ 85201
Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ 85250
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ 85253
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ 85255
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ 85008
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ 85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ 85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ 85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ 85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ 85256
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ 85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ 85007
Randall P. Brown	Spring Creek Development	7144 E. Stetson Dr. #425	Scottsdale	AZ 85251
Planning & Zoning Division	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ 85268
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ 85072-2025
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ 85251
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ 85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ 85250
Susan McGarry		8074 E. Theresa Drive	Scottsdale	AZ 85255
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ 85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ 85259
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ 85251
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ 85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ 85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ 85257
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ 85004
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ 85004
		2525 E. Arizona Biltmore Circle; Suite A-		
	Withey Morris, PLC	212	Phoenix	AZ 85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ 85032

Maggie Keasler	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Renee J. Higgs		7127 E. 6th Ave.	Scottsdale	AZ	85251
Susan Kauffman	City of Scottsdale Planning Commission	15192 N. 104th Way	Scottsdale	AZ	85255
Patricia Van Cleave		11334 E. Desert Vista Rd.	Scottsdale	AZ	85255
Andrea Keck		11378 E. Cavedale Drive	Scottsdale	AZ	85262
Steve Perone		9719 E. West View Drive	Scottsdale	AZ	85255
		7474 E. Earll Dr. #108	Scottsdale	AZ	85251



RE: One Scottsdale Transit Stop Location and Non-motorized Access Easement Location (PC#2062-20-4 & 7-PP-2007#3) - Message (HTML)

FileMessageADOBE PDFTell me what you want to do...

IgnoreDeleteReplyReply AllForwardMore

Conversation Hi...One Scottsdale...Reply & Delete

To ManagerDoneCreate New

Move

RulesOneNoteActions


Mark UnreadCategorizeFollow Up

TranslateFindRelated Select

ZoomSearch Archive

Send to OneNoteOneNote

DeleteRespondQuick StepsMoveTagsEditingZoomBarracuda NetworksOneNote



Fri 9/4/2020 2:59 PM

Laurie Castillo <lauriec@sigsurveyaz.com>

RE: One Scottsdale Transit Stop Location and Non-motorized Access Easement Location (PC#2062-20-4 & 7-PP-2007#3)

To Kurt A. Jones; Ryan Hall; Erickson, Jeff

Cc Jason Segneri; Michael Burke; Euson, Kaley; Jerry Dodd

I've sent the utility cos listed below per the City's site. COS water is Richard Sacks, rather than call I sent an email to him as well.

Utility Co.	Contact	Phone/Fax	Email
APS	James Generoso	P. 602-371-7847 F. 602-371- 6586	James.Generoso@aps.com
SRP	Matt Streeper	P. 602-236-3105 F. 602-236-8193	matt.streeper@srpnet.com
CenturyLink			nre.easement@centurylink.com
COS Water	Water Dept.	P. 480-312-5650	
Cox			az.jointuse@cox.com
SWG	Michelle Gutierrez	P. 702-876-7137	caz-rowrequest@swgas.com

planninginfo@ScottsdaleAZ.gov

One Stop Shop - Permits and Plan R
P: [480-312-2500](tel:480-312-2500)
7447 E. Indian School Road, Scottsda
85251 

Records
P: [480-312-2356](tel:480-312-2356)

Inspections - Permit Inspections
P: [480-312-5750](tel:480-312-5750)

Inspection Hours:
Summer (Apr-Oct) 6 a.m. - 2:30 p.m.
Winter (Nov-Mar) 7 a.m. - 3:30 p.m.

Code Enforcement - Property Maint
& Zoning Violations
P: [480-312-2546](tel:480-312-2546)