

The Collectors Garages at Westworld
GLOPE ABANDONMENT REQUEST
Project #8-AB-2024

1st Submittal: September 24, 2024

2nd Submittal: December 11, 2024

Property Address: 9875 & 9909 E McDowell Mountain Ranch Rd.

APNs: 217-14-037A & 217-14-038A

The Owners of the property identified at the address above are requesting to abandon the unused Government Land Office Public Easement (GLOPE) 33 feet on the eastern, western and southern boundaries of lot 217-14-038A and the eastern boundary of lot 217-14-037A. The site is approximately 5.09 acres combined in size and is currently undeveloped land. Additionally, this site is zoned R1-35 and designated as Environmentally Sensitive Land (ESL) in the Foothills Overlay (FO) area. ESL- designated properties must provide a certain amount of Natural Area Open Space (NAOS) to be dedicated on the site which must remain undeveloped and unused. Approving this abandonment will allow for more usable space on the property for the Owner's enjoyment.

This easement abandonment supports the property owner's objectives while ensuring no impact on the city's goals or existing utilities in the area. Total combined abandonment area is approximately 45,676 SF or 1.05 acres.

Consideration for Abandonment

City of Real Estate will provide an appraisal scope of work for the Applicant's use once the City's first review comments are satisfactorily addressed. Applicant to procure and submit an appraisal of the market value of the easement rights to be abandoned/released using before and after methodology that will be described in the City-provided appraisal scope of work.