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Real Estate Services
Attn: Michelle Colby
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

**Re: Applicant Responses to The Collector's Garages at Westworld 2nd Review
Comments (Cases #8-AB-2024)**

Below please find our formal responses in blue italics to Real Estate's 2nd review comments regarding Case# 8-AB-2024. We would be happy to discuss any of the revisions or comments as you conduct your review of the revised submittal.

8-AB-2024 - Real Estate case-specific review comments:

1) Item 2(f) text:

- The site plan appears to show a zero-lot line build, i.e. vertical improvements proposed to be built on or quite near, along the western lot lines and a southern lot line. In most cases, building and maintaining improvements on or very close to a lot line is not feasible without obtaining an easement from the adjacent land owner. In this case, with the exception of the eastern and southernmost borders of the larger parcel, the adjacent land is owned by the Federal Bureau of Reclamation (BOR). The Central Arizona Project (CAP) manages those parcels on behalf of the BOR. The City of Scottsdale is authorized to improve and use those parcels for recreational purposes only.
- The CAP, acting on BOR's behalf, is the only entity that is authorized to issue a temporary or perpetual land right on the adjacent BOR lands. Real Estate is not aware of a scenario in which a private entity has been the recipient of a land right from the BOR for a use such as the one that is proposed for this development. If a land right cannot be obtained, please modify the site plan to allow for all improvements, construction access, and operation/ maintenance, to be contained on the subject larger parcels.

The CAP reviewed the plans for the CoS Cases 5-ZN-2024 and 8-AB-2004. After review of the plans CAP has the following concern that need addressed:

- The plan shows a zero set back from the property line. CAP has concerns about the constructability of these improvements without impact to CAP property.
- No private improvements (footings, drainage structures, or any other improvements) will be allowed on CAP property. There is no interest or need by CAP in a common wall.
- CAP will not provide Temporary Construction Easements for use of CAP property for construction of this private facility, nor will CAP provide a long term License for

- maintenance of the facility. All maintenance of perimeter walls and building wall need to be done on private property.
- CAP is not in objection to the abandonment of the GLO easements.

Response: Understood. The Applicant will not access the neighboring property without permission from the landowner.

- 2) Corrections to ALTA and Legal Descriptions provided by staff on April 2.

Response: Revised materials have been emailed to staff and will be uploaded with this resubmittal.

- 3) New AB Valuation Policy

Response: The Appraisal submitted with this letter has been prepared using the Abandonment Valuation process provided by Michelle Colby. The Applicant is proposing to pay the city of Scottsdale 90% of the difference in before and after Market Value which equals \$114,020.

Sincerely,

Jennifer Hall
Senior Project Manager