

**From:** [Colby, Michelle](#)  
**To:** [Hayes, Eliana](#); [Hardy, Wendy](#); [Tessier, Meredith](#)  
**Cc:** [Seeley, Shirley](#)  
**Subject:** RE: 8-AB-2024 Collector's Garages At Westworld  
**Date:** Tuesday, June 3, 2025 11:16:02 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Land Ownership Overview - Color Coded.pdf](#)

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Eliana,

It's the BOR, the primary adjacent landowner, that brought the lot line construction up as an issue. The attached colored-up map shows land ownership adjacent to the Collector's Garages site.

In this case, the City manages the BOR lands to the west and south of the Collector's Garages site in accordance with a 1976 Horseman's Park License for Recreational Use ONLY. Those lands and a City-owned parcel are improved with the Reata Sports Complex now.

Since we are the BOR's Licensee, we mentioned the proposed project to the BOR's property management rep during a collaboration meeting with the CAP. Tom Fitzgerald at CAP requested to review the proposed plans and provided comments.

Real Estate forwarded the comments below to the applicant as part of our review of the their 2<sup>nd</sup> AB Submittal. The blue text is the applicant's response in their 8-AB-2024 3<sup>rd</sup> 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

*Michelle Colby*

City of Scottsdale Real Estate Asset Manager

[mcolby@scottsdaleaz.gov](mailto:mcolby@scottsdaleaz.gov)

O: 480-312-7042

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**From:** Hayes, Eliana <EHayes@Scottsdaleaz.gov>

**Sent:** Tuesday, June 3, 2025 8:33 AM

**To:** Hardy, Wendy <wenh@scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Colby, Michelle <MColby@Scottsdaleaz.gov>

**Cc:** Seeley, Shirley <SSeeley@Scottsdaleaz.gov>

**Subject:** RE: 8-AB-2024 Collector's Garages At Westworld

No. If we know CAP won't grant access, then we need to require that they update their site

plan to remove their dependency on something that is not feasible but,

I will say this, lot line construction is commonplace – think downtown and its lot line to lot line construction, at lot lines adjacent to private property without any easements. So, it can be done. What makes this situation different from that?

I don't know who is bringing the lot line construction as an issue but I recommend that a discussion be had with Mike Clack to understand from a building code perspective this project's proposed construction at lot line to determine whether doing so is permissible or not, without any easements adjacent it before making any requirements of project.

Thank you - Eliana

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**From:** Hardy, Wendy <[wenh@scottsdaleaz.gov](mailto:wenh@scottsdaleaz.gov)>  
**Sent:** Tuesday, June 3, 2025 8:24 AM  
**To:** Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>; Colby, Michelle <[MColby@Scottsdaleaz.gov](mailto:MColby@Scottsdaleaz.gov)>; Hayes, Eliana <[EHayes@Scottsdaleaz.gov](mailto:EHayes@Scottsdaleaz.gov)>  
**Cc:** Seeley, Shirley <[SSeeley@Scottsdaleaz.gov](mailto:SSeeley@Scottsdaleaz.gov)>  
**Subject:** RE: 8-AB-2024 Collector's Garages At Westworld

Thanks Eliana for clarifying the ZN case is on 4<sup>th</sup>.

I guess that makes this the most current site plan?

To my question yesterday regarding the proposed zero lot line construction, and the inability for CAP to grant any authorization to encroach on their land, would it not make sense to somehow address that with a stip in the ZN and AB case since their proposed site plan submitted as part of the ZN and AB cases appears to be contingent upon their gaining access?

*With Peace and Gratitude,  
Wendy*

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**From:** Hardy, Wendy <[wenh@scottsdaleaz.gov](mailto:wenh@scottsdaleaz.gov)>  
**Sent:** Tuesday, June 3, 2025 7:58 AM  
**To:** Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>; Colby, Michelle <[MColby@Scottsdaleaz.gov](mailto:MColby@Scottsdaleaz.gov)>; Hayes, Eliana <[EHayes@Scottsdaleaz.gov](mailto:EHayes@Scottsdaleaz.gov)>  
**Cc:** Shirley Seeley <[shirlsjseeley@gmail.com](mailto:shirlsjseeley@gmail.com)>  
**Subject:** RE: 8-AB-2024 Collector's Garages At Westworld

Good morning Meredith,

I only see this as a 3<sup>rd</sup> submittal. Am I missing something?

Michelle and I never got a sql alert when this was resubmitted so maybe there's a disconnect with us and CDS. We only got flagged by Jennifer Hall's e-mail.

*With Peace and Gratitude,  
Wendy*

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**From:** Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>  
**Sent:** Monday, June 2, 2025 7:04 PM  
**To:** Colby, Michelle <[mcolby@scottsdaleaz.gov](mailto:mcolby@scottsdaleaz.gov)>; Hayes, Eliana <[EHayes@Scottsdaleaz.gov](mailto:EHayes@Scottsdaleaz.gov)>  
**Cc:** Hardy, Wendy <[wenh@scottsdaleaz.gov](mailto:wenh@scottsdaleaz.gov)>; Shirley Seeley <[shirlsjseeley@gmail.com](mailto:shirlsjseeley@gmail.com)>  
**Subject:** Re: 8-AB-2024 Collector's Garages At Westworld

Since this is the 4th submittal-the pdf labeled with a 4 is the most recent.

Thank you,  
Meredith

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**From:** Colby, Michelle <[mcolby@scottsdaleaz.gov](mailto:mcolby@scottsdaleaz.gov)>  
**Sent:** Monday, June 2, 2025 5:39:50 PM  
**To:** Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>; Hayes, Eliana <[EHayes@Scottsdaleaz.gov](mailto:EHayes@Scottsdaleaz.gov)>  
**Cc:** Hardy, Wendy <[wenh@scottsdaleaz.gov](mailto:wenh@scottsdaleaz.gov)>; Shirley Seeley <[shirlsjseeley@gmail.com](mailto:shirlsjseeley@gmail.com)>  
**Subject:** 8-AB-2024 Collector's Garages At Westworld

Meredith,

We're finalizing our comments for the 8-AB-2024 3rd submittal and I have a quick question about the attached site plan. I've looked in the 5-ZN-2024 case file to see if the comments I made previously about the abandonment citations were addressed. I see 3\_Site Plan and 4\_Site Plan and they both appear to be the same as the 1st page of my attachment. Is the 3/13/25 Site plan I attached the most recent?

If so, I will be commenting asking the team to correct the abandonment reference again.

Thank you for your help!

Michelle Colby  
City of Scottsdale Real Estate Asset Manager  
[mcolby@scottsdaleaz.gov](mailto:mcolby@scottsdaleaz.gov)  
O: 480-312-7042

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

From: [Staff@scottsdaleaz.gov](mailto:Staff@scottsdaleaz.gov) <[Staff@scottsdaleaz.gov](mailto:Staff@scottsdaleaz.gov)>

Sent: Monday, June 2, 2025 5:36 PM

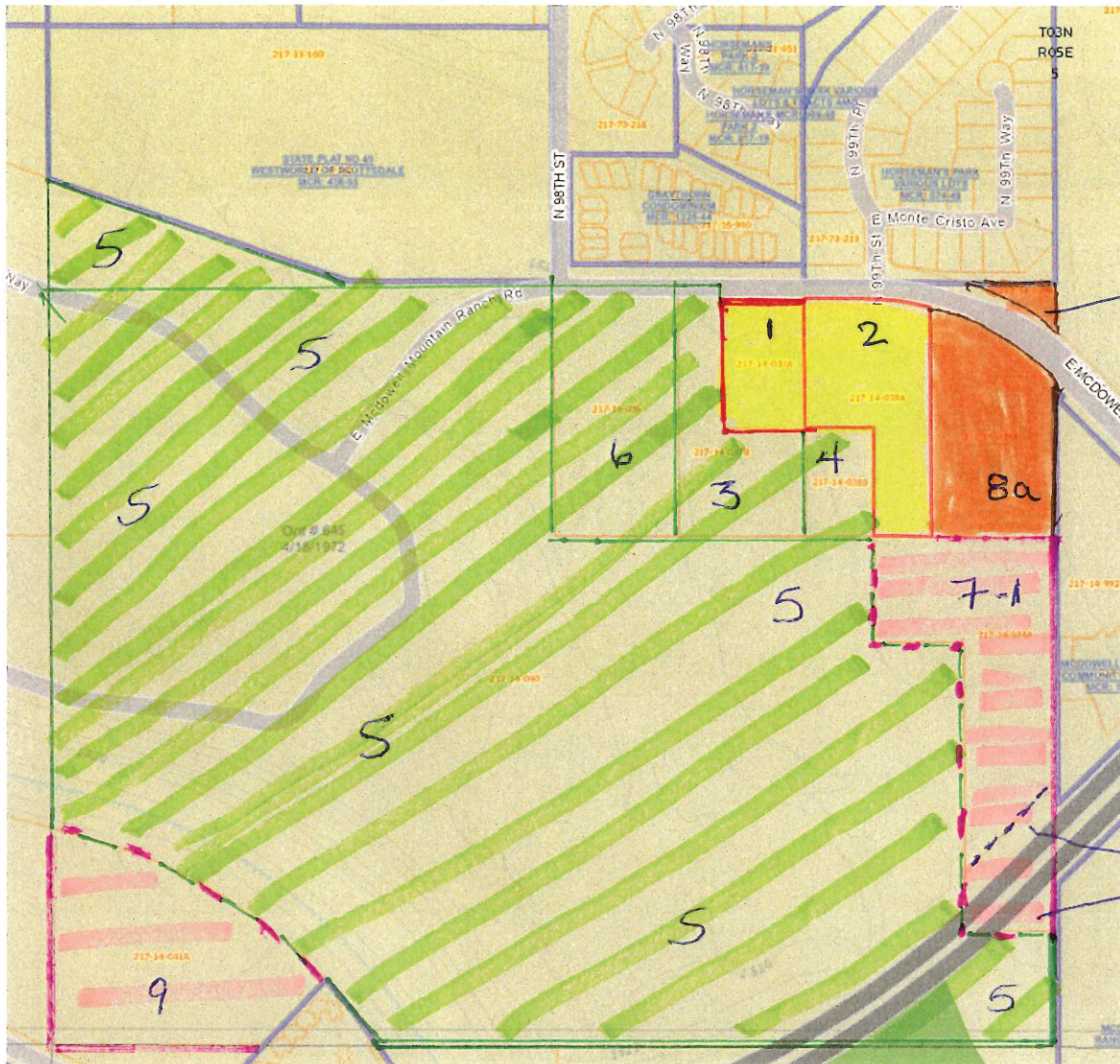
To: Colby, Michelle <[mcolby@scottsdaleaz.gov](mailto:mcolby@scottsdaleaz.gov)>

Subject: Message from "1CC-CPM-RICOH-IMC4510"

This E-mail was sent from "1CC-CPM-RICOH-IMC4510" (IM C4510).

Scan Date: 06.02.2025 17:35:54 (-0700)

Queries to: [Staff@scottsdaleaz.gov](mailto:Staff@scottsdaleaz.gov)



## Subject Property

1 - APN 217-14-037A

2 - APN 217-14-038A

## - BOR Property -

3 - 217-14-037B

4 - 217-14-038B

5 - APN 217-14-040

6 - 217-14-036

## - City of Scottsdale Property -

7-1 217-14-984A

7-2 ROW - incorrectly platted (needs cleanup)

9 217-14-041A

S03-PA-2024

- Toy Bain McDowell Mtn Ranch

8a - APN 217-14-039A

Jat Dove Capital LLC

~170,707 SF

8b - APN 217-14-039B

Jat Dove Capital LLC

~14,236 SF

Both addressed as -  
9975 E McDowell Rd