

From: [Colby, Michelle](#)
To: [Aouad, Ghassan](#)
Cc: [Tessier, Meredith](#); [Curtis, Tim](#); [Hayes, Eliana](#); [Lechner, Chris](#)
Subject: RE: Collector's Garage at Westworld - Proposed Private Dev adj to BOR lands -CoS Cases 5-ZN-2024 & 8-AB-2024
Date: Tuesday, March 25, 2025 5:08:15 PM
Attachments: [20250325163102576.pdf](#)
[2022-430791_Drainage Agmt FD Cont Esmt 5-18-2022.pdf](#)

Ghassan,

For our meeting on Thursday that includes Tom Fitzgerald's question regarding drainage... I have attached annotated sketches of the two properties that are proposed to be developed with BOR/CAP lands marked.

I've also attached the 2022 drainage agreement that Kroy negotiated with the owners of the subject 2 properties and two other adjacent owners.

Thanks!

Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Aouad, Ghassan <GAouad@Scottsdaleaz.gov>
Sent: Monday, March 10, 2025 9:50 AM
To: Colby, Michelle <MColby@Scottsdaleaz.gov>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: FW: Collector's Garage at Westworld - Proposed Private Dev adj to BOR lands -CoS Cases 5-ZN-2024 & 8-AB-2024

Hi Michelle,

Can you please give me a call when you can. I am not clear on the CAP ownership

Thanks

Ghassan

Ghassan Aouad, P.E., CFM

Sr. Stormwater Engineer

Stormwater Management

City of Scottsdale

(480) 312-7055

gaouad@scottsdaleaz.gov

From: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>

Sent: Friday, March 7, 2025 11:26 AM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Aouad, Ghassan <GAouad@Scottsdaleaz.gov>

Cc: Perreault, Erin <EPERREAUULT@scottsdaleaz.gov>; Tymkiw, Alison <ATymkiw@scottsdaleaz.gov>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>; Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Gallardo, Alicia <AGallardo@Scottsdaleaz.gov>; Hardy, Wendy <wenh@scottsdaleaz.gov>; Scott, Sherry <SScott@scottsdaleaz.gov>; Stockwell, Brent <BStockwell@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>; Morrison, Shane <ShMorrison@Scottsdaleaz.gov>; Lechner, Chris <clechner@scottsdaleaz.gov>

Subject: RE: Collector's Garage at Westworld - Proposed Private Dev adj to BOR lands -CoS Cases 5-ZN-2024 & 8-AB-2024

Hello Ghassan-Im adding you to this e-mail chain

Please see Tom's e-mail below, will you please provide a response to question #3 regarding drainage.

Thank you-Meredith

From: Colby, Michelle <MColby@Scottsdaleaz.gov>

Sent: Friday, March 7, 2025 11:17 AM

To: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>

Cc: Perreault, Erin <EPERREAUULT@scottsdaleaz.gov>; Tymkiw, Alison <ATymkiw@scottsdaleaz.gov>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>; Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Gallardo, Alicia <AGallardo@Scottsdaleaz.gov>; Hardy, Wendy <wenh@scottsdaleaz.gov>; Scott, Sherry <SScott@scottsdaleaz.gov>; Stockwell, Brent <BStockwell@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>; Morrison, Shane <ShMorrison@Scottsdaleaz.gov>; Lechner, Chris <clechner@scottsdaleaz.gov>

Subject: FW: Collector's Garage at Westworld - Proposed Private Dev adj to BOR lands -CoS Cases 5-ZN-2024 & 8-AB-2024

Merdith and Tim,

So much for my plan to forward Tom's e-mail first thing. Got pulled off task right after I sat down at my computer. Happy Friday!

CAP's response to the proposed zero setback design for Buildings A, C, and D as shown on the 5-ZN-2024 site plan is below.

Tom also asked a question about the applicant's plan for the drainage flows. Can you please provide

a response, or forward the question to the SME/assigned drainage reviewer for a response?

Thank you!

Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Thomas Fitzgerald <tfitzgerald@cap-az.com>

Sent: Monday, February 24, 2025 1:57 PM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>

Cc: Seeley, Shirley <SSeeley@Scottsdaleaz.gov>; Hardy, Wendy <wenh@scottsdaleaz.gov>

Subject: RE: Collector's Garage at Westworld - Proposed Private Dev adj to BOR lands -CoS Cases 5-ZN-2024 & 8-AB-2024

⚠ External Email: Please use caution if opening links or attachments!

Michelle,

Thank you for the opportunity to review 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:

1. 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.
2. 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.
3. Is all drainage kept on site or are some flows coming onto CAP property?

CAP is not in objection to the abandonment of the GLO easements.

CA 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.

Let me know if you have any questions or would like to have a meeting to discuss this further.

Thomas Fitzgerald

LAND AND SURVEY SUPERVISOR

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Don't let what you cannot do interfere with what you CAN do.

John Wooden

From: Colby, Michelle <MColby@Scottsdaleaz.gov>
Sent: Wednesday, February 19, 2025 5:20 PM
To: Thomas Fitzgerald <tfitzgerald@cap-az.com>
Cc: Seeley, Shirley <SSeeley@Scottsdaleaz.gov>; Hardy, Wendy <wenh@scottsdaleaz.gov>
Subject: Collector's Garage at Westworld - Proposed Private Dev adj to BOR lands -CoS Cases 5-ZN-2024 & 8-AB-2024

Hi Tom!

Been a bit since we chatted and I hope things have been going well for you!

I'd like to get your thoughts on a couple of proposed private development(s) adjacent to BOR and City lands on the East side of Westworld (near the City's new Sports Fields).

I'd like to walk you through the info package I have attached (...a cryptic stack of annotated docs and plans...lol), and share what I think is/are connected "bigger picture" details, via a Teams meeting before you dive into the docs if that's ok cause I have a couple of general land use questions for you too.

I'm hoping you have some time in the next couple of days. Can you let me know if you can fit a meeting in for us?

Thanks!

Michelle Colby

Real Estate Asset Manager

City of Scottsdale

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