

Importance: High

Time

I guess some of the confusion about this particular AB case stems from the fact that the official applicant for the AB and ZN cases is Rose Law; however, the Owner's representative, Mike Leary, had/has been corresponding separately with Brent, Dan, Alison, me, and several other staff regarding the City's AB Valuation procedure. His requests for the procedure to be re-evaluated led to an internal meeting with several staff including Sherry Scott, Brent Stockwell, my supervisors, etc.

I received counsel and management guidance at that meeting and was directed to escalate my review of the valuation procedure to a high priority task with a goal of: (1) reporting my findings; (2) researching and evaluating other agency programs; (3) creating a recommendation with attached reasoning; as well as (4) writing, presenting, and getting approval for the proposed new procedure in time to implement before 8-AB-2024 moved forward to Council.

Short answer, we couldn't get to the finish line in time. I have provided responses (red text) to several of your concerns/questions (blue text) below.

- If your e-mail below, you'll review of these types of abandonment requests are on hold to wait for the draft abandonment procedure, I think we need to discuss this at Major Projects with the city manager's office this Monday.
- The 8-AB-2024 applicant, nor any other applicant, needs to be on hold or wait for the draft or final procedure. In this case, the owner of the property was the reason we escalated the task so I did inform the applicant's rep of what I was trying to accomplish and that it would probably be in their best interest to wait for the pre-final vetted draft and implementation.
- As I understand it, most recent comments to the applicant team have been to wait for the draft abandonment procedure. I'm not sure that holding up this application for 2 months is fair customer service.

I did not tell the applicant that they had to wait. I apologize if I created confusion by suggesting they hold tight.

And from a customer service perspective, I do feel that the procedural changes we plan to propose (if approved of course), will be well supported, and a much better option for this applicant as well as future applicants. And from a funding perspective for the Collector's Garages development expenditure, I outlined a sample fee comparison for B-AB-2024 for internal discussion only.

Applicant Request: Release approx. 45,676 SF of GLO easement rights.

- Existing procedure

- 90% of market value as determined by independent appraisal
- Estimated appraisal fee \$2,000 - \$4,000
- Estimated appraisal timeline 4-6 weeks
- Appraisal review/approval timeline 2 weeks
- Estimated market value per SF \$30 - \$40 per SF
- Abandonment fee calcs 90% of \$1,370,280 - \$1,827,040 \$1.23m - \$1.64m

Proposed procedure

- 10% of average sales price per SF
 - 5 yr data set
 - Non-SFR land sales (similar areas)
 - \$25 per SF average per data set
 - Indicated Flat fee \$2.50 per SF
- Abandonment fee calc: 45,676 SF x \$2.50/SF \$114,190

- Let me know when you will provide the applicant team with the appraisal scope of work and your position regarding abandonment processing until the abandonment procedure is finalized.
- The general scope of work is in Item D from RES' 1st Review comments that you pasted in below. RES can provide the applicant with the appraisal requirement and specific scope by COB 3-11-25. RES' 1st Review Comments are reattached to this e-mail.

- Given the response we received from the BOR re the applicant's proposal to build on their lot lands and obtain an easement over portions of adjacent BOR lands for construction and maintenance of their applicant's improvements, I thought circling back with you and Meredith was warranted. The City manages the BOR lands under the authority of a license for recreational use only and cannot grant any land right for the proposed use on BOR lands. And the answer from BOR is that they will not grant an easement to the property owner for the proposed use.

I raised the potential of this outcome at the pre-app for this application in July, at a pre-app in 2022 for the previous proposal, and in our 1st Review Comments. I received a response from the applicant that this wasn't identified as an issue at pre-app and I believe the applicant responded to Current Planning and Dev Services that they would be obtaining an easement.

I will forward Tom Fitzgerald's e-mail when I get into the office this morning.

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

From: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Sent: Tuesday, March 4, 2025 1:52 PM
To: Tymkiw, Alison <ATymkiw@scottsdaleaz.gov>; Colby, Michelle <MColby@Scottsdaleaz.gov>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: FW: 5-ZN-2024 and 8-AB-2024 Garages of West World; AB Property Valuation Discussion
Importance: High

Michelle and Alison,
As I understand it, your most recent comments to the applicant team have been to wait for the draft abandonment procedure. I'm not sure that holding up this application for 2 months is fair customer service.

In December, the applicant's response acknowledges your previous comments as shown below which seem to be pending you providing an appraisal scope of work

- c. City Real Estate will provide an appraisal scope of work for the applicant's use once the City's first review comments are satisfactorily addressed

Response: Acknowledged

- d. 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. The larger parcel shall be appraised as encumbered and available to be developed to its highest and best use (before) as well as if unencumbered and available to be developed to its highest and best use (after). The applicant shall pay 90% of the difference between the before and after market values as consideration for the abandonment/release.

Response: Acknowledged

If review of these types of abandonment requests are on hold to wait for the draft abandonment procedure, I think we need to discuss this at Major Projects with the city manager's office this Monday. Also, any issue regarding the BOR is not relevant to such a delay for the abandonment comments, so I'm not sure what circling back with Meredith and other team members will accomplish.

Let me know when you will provide the applicant team with the appraisal scope of work and your position regarding abandonment processing until the abandonment procedure is finalized.

Thanks,

Case Reviews Late as of 3/3/2025 (excludes Admin and STIPS)

Track	Case#	Ry	Case Name	Case Status	Submittal	Sub	Review	Review	Reviewer	Review	Review	Review	
					Date	Date	Due Date	Complete		Type	Status	Location	
44-24	8-AB-2024		The Collector's Garages at Woodworld	ACTIVE	1	12/16/24	2	PENDING		COLBY MICHELLE		ASSET MANAGEMENT	IN CDS FOLDER (DIGITAL)

From: Colby, Michelle <MColby@Scottsdaleaz.gov>
Sent: Tuesday, March 4, 2025 10:47 AM
To: Jennifer Hall <jhall@roselagroup.com>; Tessier, Meredith <MTessier@Scottsdaleaz.gov>
Cc: Henry Hardy <chardy@roselagroup.com>
Subject: RE: 5-ZN-2024 and 8-AB-2024 Garages of West World; AB Property Valuation Discussion

Jennifer and Meredith.

I am sorry for the delay on my end. I am having some health issues that require meds that lower my immune system ☹️ so I swear I have been catching every germ that even looks my way.

This time around, I have been out for a week sick and am just now back at work.

The draft abandonment procedure is not ready for internal review yet. I won't be able to share a draft until the draft has been fully reviewed and vetted by City management and counsel.

Sorry I'm not able to fast track the draft procedure at this time but I do have some research findings and feedback from the BOR's land managers re building on the lot line(s). I am circling back to Meredith, Current Planning, and Development Services team members and then we'll be in touch to set up a meeting to share what we've learned.

Thank you for your patience.

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

From: Jennifer Hall <jhall@roselawgroup.com>
Sent: Wednesday, February 26, 2025 9:45 AM
To: Colby, Michelle <MColby@Scottsdaleaz.com>; Tessier, Meredith <MTessier@Scottsdaleaz.com>
Cc: Henry Hardy <hhardy@roselawgroup.com>; Jennifer Hall <jhall@roselawgroup.com>
Subject: 5-ZN-2024 and 8-AB-2024 Garages of West World; AB Property Valuation Discussion

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

Jennifer Hall
Senior Project Manager



7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251
Direct: 480.505.3938 F: 480.505.3925 Mobile: 602.369.0810

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roslawgroup.com roslawgrouppresortef.com

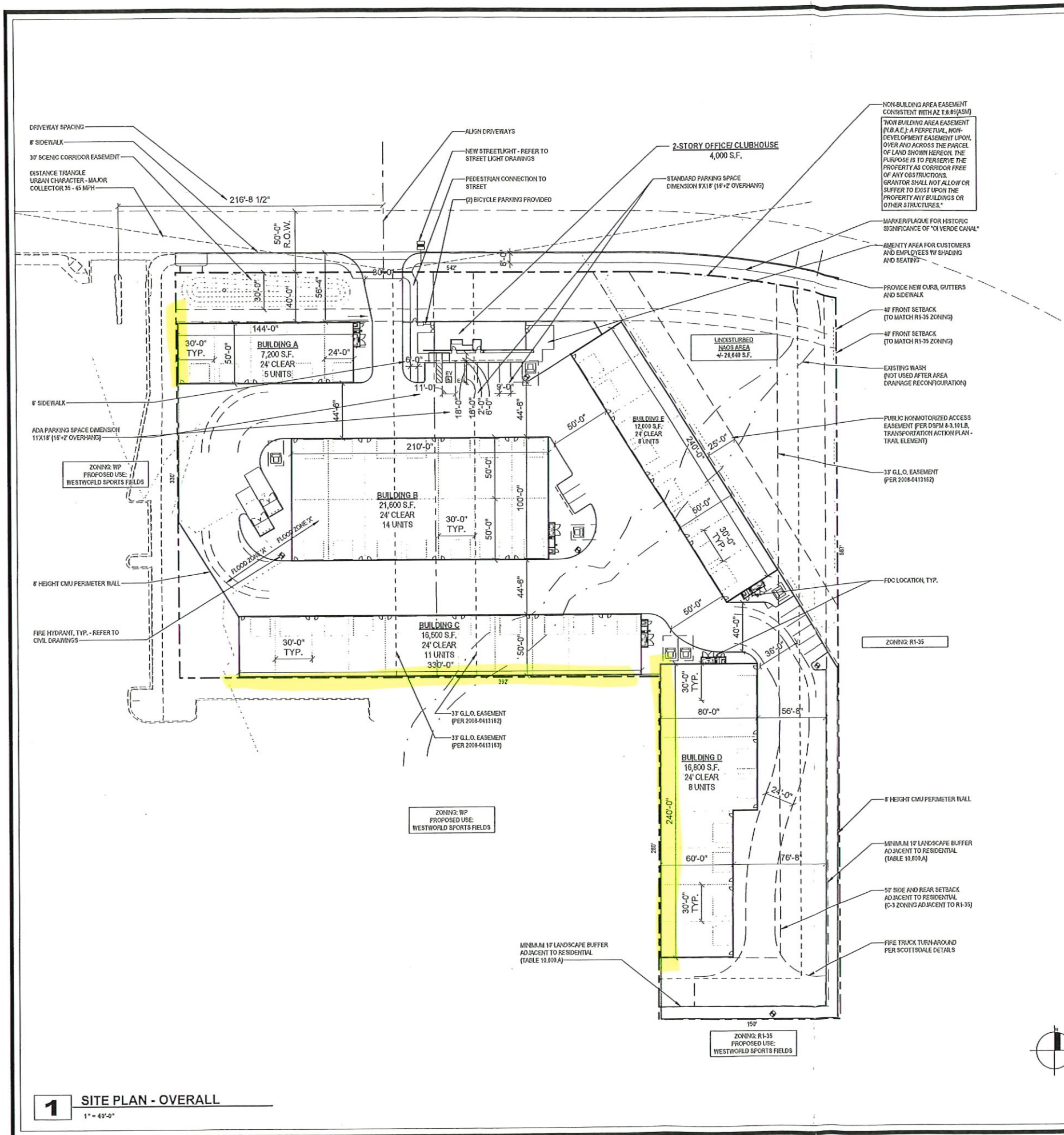
[@roslawgroup](#) [@roslawgroupmets](#)

RLG is Service - Winner "Best places to work in Arizona"

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 Think green, please don't print unnecessarily





GRAPHIC LEGEND

SYMBOL	DESCRIPTION
▶	MAIN ENTRY / EXIT
●	FIRE HYDRANT - COORDINATE LOCATIONS WITH CIVIL DRAWINGS
---	FIRE LANE (FIRE ACCESSIBILITY SITE PLAN) COORDINATE FINAL LOCATIONS WITH CIVIL
---	INDICATES NEW SITEWORK
---	INDICATES ADJACENT EXISTING SITE CONDITIONS
---	INDICATES PROPERTY LINE
○ ○ ○	LIGHT POLE, COORDINATE WITH ELECTRICAL DRAWINGS

GENERAL DRAWING NOTES

A. REFER TO THE AXX SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.

B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO GLX SERIES LOCATED PER THE PROJECT SHEET INDEX.

C. REFER TO A2XX SERIES FOR ARCHITECTURAL FLOOR PLANS, ROOF PLANS, & TILT WALL COORDINATION INFORMATION.

D. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.

E. SITE SCREEN WALLS A MAXIMUM 8'-0" ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.

F. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FRESH GRADES.

G. REFER TO A2XX SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS.

AREA CALCULATIONS

NAME	AREA
[AREA UP TO INSIDE FACE OF BLDG PERIMETER]	
BUILDING A	6955 SF
BUILDING B	20608 SF
BUILDING C	16019 SF
BUILDING D	16382 SF
BUILDING E	11633 SF
CLUBHOUSE FIRST FLOOR	1489 SF
CLUBHOUSE SECOND FLOOR	1395 SF
Grand total	74481 SF

PROJECT DATA

PROJECT ADDRESS:	10405 E MCDOWELL MT RANCH RD, SCOTTSDALE, AZ 85255
OWNER:	MCDOWELL MOUNTAIN GARAGES, LLC, 9035 E PIMA CENTER PARKY SUITE 13, SCOTTSDALE, AZ 85259 JASON FLOTKE
ARCHITECT:	LGE DESIGN GROUP 1200 NORTH 52ND STREET PHOENIX, AZ 85008 STUDIO DIRECTOR: MARK S. COLE
PROJECT SCOPE:	APPROXIMATELY 77,500 SF OF: AUTO CONDOS (45 TOTAL UNITS) OFFICE / CLUBHOUSE
ASSESSOR PARCEL NO.:	217-14-037A & 217-14-038A
CURRENT ZONING:	R1-35 PCD ESL
PROPOSED ZONING:	C-4
SITE AREA:	245,934 S.F. (5.64 AC) GROSS 4'-218,934 S.F. (5.02 AC) NET
STORIES:	(1) STORY
GROSS BUILDING S.F.:	82,729 S.F. TOTAL
LOT COVERAGE:	34.5%
F.A.R. ALLOWED:	0.4
F.A.R. PROVIDED:	0.34
NATURAL AREA (OPEN SPACE):	4'-24,640 S.F.
NATURAL AREA (UNDISTURBED):	57,240 S.F.
WITH CITY BONUS (2):	25.8 %
OPEN SPACE WITH BONUS:	25 %
LOWER DESERT LANDFORM CATEGORY:	(25-35% SLOPE) REQUIREMENT: 25%
OCCUPANCY:	B / S-1
CONSTRUCTION TYPE:	V-B W/ NFPA 13 SPRINKLER SYSTEM
BUILDING HEIGHT:	34'-0"

PROJECT DESCRIPTION

PROJECT CONSIST OF 6 BUILDINGS (5 AUTO CONDOS + 1 OFFICE/CLUBHOUSE) ON A 5.82 ACRE SITE LOCATED ON E MCDOWELL MOUNTAIN RANCH RD THAT IS CURRENTLY VACANT WITH NO PREVIOUS BUILDINGS.

REQUIRED PARKING

OFFICE: 4,000 S.F./100=	14 SPACES
STORAGE (150 UNITS)=	1 SPACES
TOTAL REQUIRED=	15 SPACES
PROVIDED PARKING:	17 SPACES
	0.17 CARS/1000

REQUIRED ACCESSIBLE PARKING

4% REQUIRED=	0.68 = 1 SPACE
PROVIDED ACCESSIBLE PARKING:	1 SPACE

REQUIRED EV CHARGING

4% REQUIRED=	0.68 = 1 SPACE
PROVIDED EV CHARGING:	2 SPACES

REQUIRED EV CHARGING CAPABLE

12% REQUIRED=	1.7 = 2 SPACE
PROVIDED EV CHARGING CAPABLE:	2 SPACES

REQUIRED BICYCLE PARKING

PER CITY:	1 FOR 10 OF TOTAL VEHICLE PARKING
PROVIDED BICYCLE PARKING:	1 FOR 17 VEHICLE PARKING = 2 SPACES
	2 SPACES

VICINITY MAP

LGE | DESIGNGROUP

1200 N. 52nd Street Phoenix, AZ 85008
P: 480.966.4001

COLLECTOR'S GARAGE AT WESTWORLD

10405 E MCDOWELL MTN RANCH RD
SCOTTSDALE, AZ 85255

LGE | DESIGNBUILD

#	REVISION	DATE

NOT FOR CONSTRUCTION

SHEET TITLE: ARCHITECTURAL SITE PLAN - OVERALL

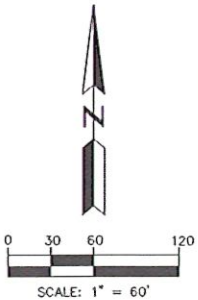
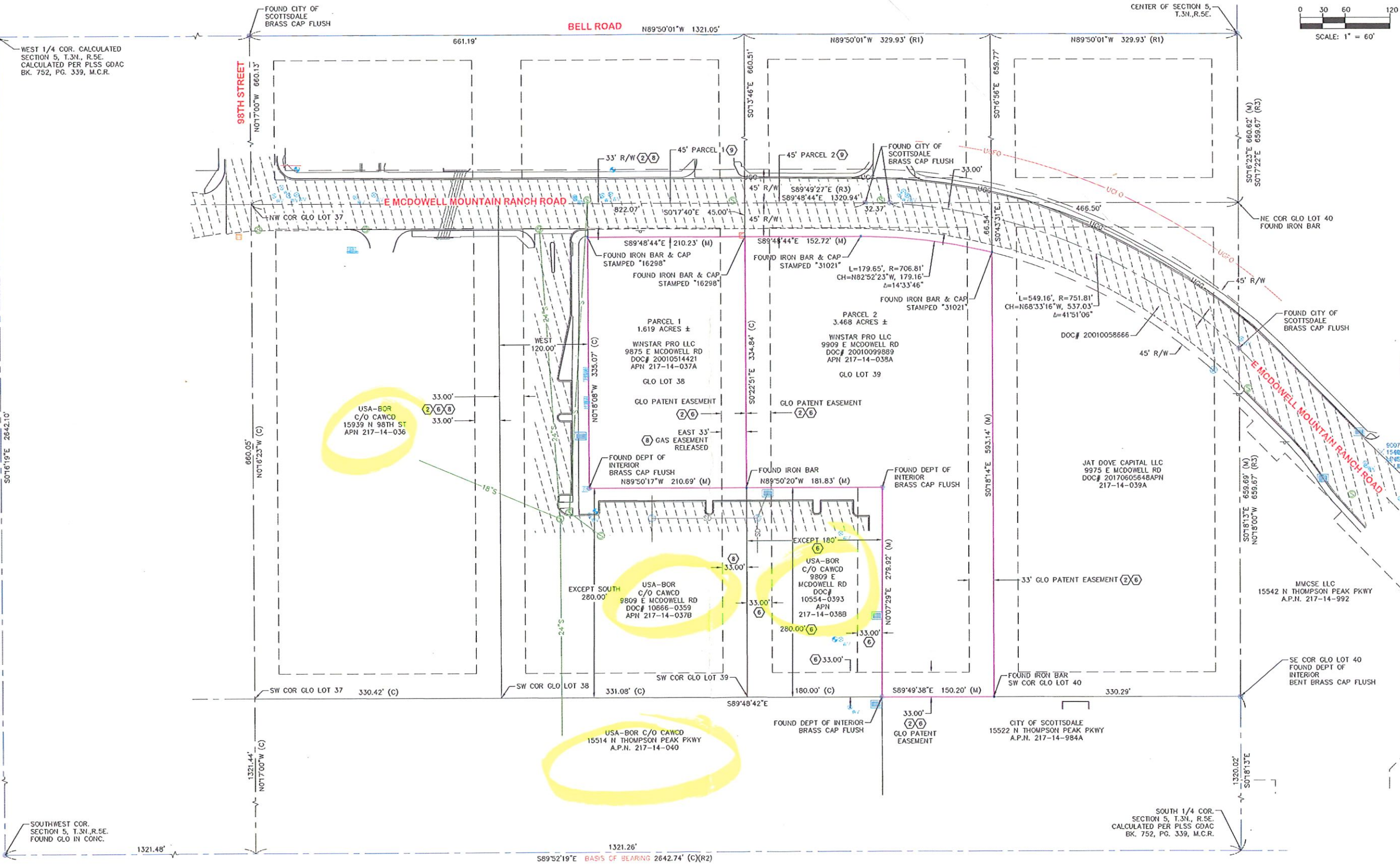
ISSUE DATE: 11/20/24

DRAWN BY: LGE DESIGN GROUP

CHECKED BY: -

PROJECT No: -

A1.1.1



NO.	DATE	REVISION	BY

DRAWN BY: BMM
CHECKED BY: JAB

HUNTER
ENGINEERING
10446 N. 74TH ST., SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

ALTANSPS LAND TITLE SURVEY
LOT 38 & 39, AS RECORDED IN INSTRUMENT 20010514421 MARICOPA COUNTY, ARIZONA
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5
EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 05
TOWNSHIP: 3N
RANGE: 5E

JOB NO.:
LGE0324

SCALE
1"=60'

SHEET
2 OF 2



Real Estate Services

One Civic Center
7447 E. Indian School Rd., Ste 205
Scottsdale, AZ 85251

November 4, 2024

Via E-mail: Real Estate Services staff to Jennifer Hall and Henry Hardy of Rose Law Group

RE: 1st review comments - 8-AB-2024
The Collector's Garages at Westworld
Subject Property - Current APN's: 217-14-037A and 217-14-038A
Current Addresses: 9875 & 9909 E McDowell Mountain Ranch Rd
Scottsdale, AZ 85260

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

1. Abandonment Notification Letter dated September 24, 2024. This notice to property owners cites the Project as 532-PA-2024 and the written description of the requested abandonment areas are tied to the wrong parcels of land. The owners are asking that the easements on the eastern, western, and southern boundaries of lot APN 217-14-~~038A~~, and on the eastern boundary of lot APN 217-14-~~037A~~ be abandoned. The depiction on page 2 of the notice accurately shows the requested easements abandonment areas.
2. Site Plan w/ Aerial drawn by LGE Design Group dated September 5, 2024. This site plan sheet for the "APEX Motor Club" is labeled as an Architectural Site Plan. It's not clear if this site plan is the most current plan for "The Collector's Garages at Westworld" development; however, we assumed it is for the purpose of this review. Real Estate comments:
 - a. ROW and site dimensions should be consistent with submitted easement release legal descriptions and exhibits prepared by Hunter Engineering as well as the documents that created the lots and rights of way.
 - b. The leader-line for the easternmost 33' GLO easement is not leading to the correct line.
 - c. All three references to the document that created the GLO easements are incorrect.
 - d. The Westworld Sports Fields have been constructed and an updated aerial is available.
 - e. Please verify the project data, area calculations, and plan labels. Revise as necessary to correct what appear to be inconsistencies in project addressing, proposed new zoning, and improvement details.
 - f. 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.

- g. Development of the larger parcel as combined is also bound by the terms, restrictions, covenants, conditions, liabilities, and obligations of that certain Drainage Project Agreement recorded as Document No. 2022-0430791 in the Maricopa County Recorder's Office on May 18, 2022. This document is item #9 on Schedule B11 of Amendment 3 to the Applicant's Title Commitment dated September 6, 2024.

3. Legal Descriptions and Exhibits of Patent easement release areas – sealed July 26, 2024 by RLS James A Brucci with Hunter Engineering.

- a. Please revise as needed to ensure consistency between the written bearings and distances on Exhibit A and the table/graphic depiction on Exhibit B.
- b. Please add a total square footage calculation to the last line of each Exhibit A description.
- c. Please also revise documents as needed to ensure exhibits are consistent with the revised site plan.

4. Applicant Estimated GLO Abandonment Fees.

- a. Please correct mathematical and typographical errors on this document.
- b. Assuming the size of the release areas are substantially similar to the acreage cited on the legal descriptions that are part of this 1st submittal once the consistency review is complete, it appears that the applicant is proposing that the City release the public's rights to use approximately 45,676 SF (1.05 acres) of GLO roadway and utility easements reserved in the Patent to the subject lands.

Esmt Release 1 – 33' GLO on east side of APN 217-14-037A:
335' x 33' = 11,055 SF or 0.254 acres (rounded)

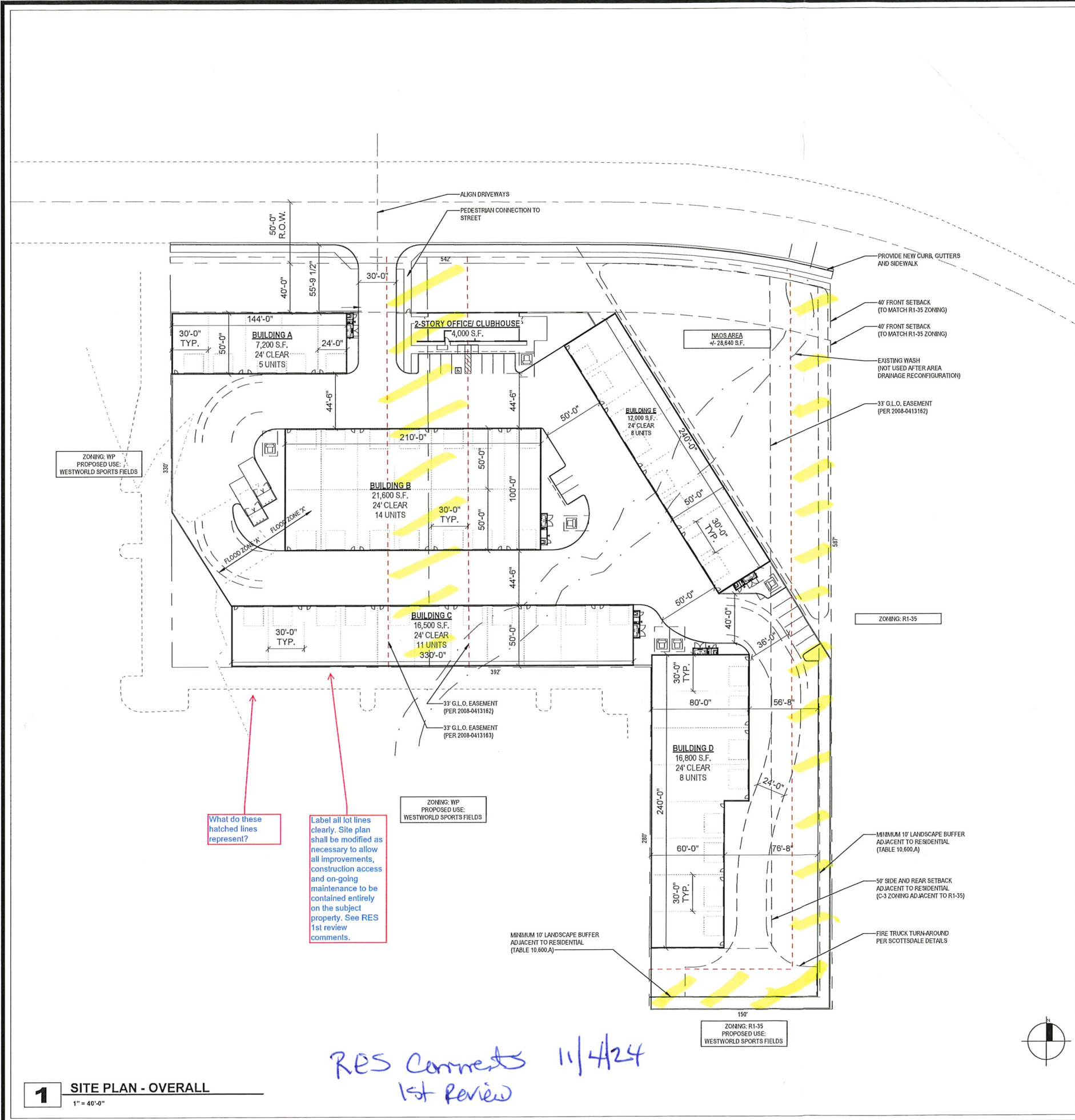
Esmt Release 2 – 33' GLO on east and south sides of APN 217-14-038A:
597' x 33' = 19,705 SF
117' x 33' = 3,861 SF total = 23,566 SF or 0.541 acres (rounded)

Esmt Release 3 – 33' GLO on west side of APN 217-14-038A:
335' x 33' = 11,055 SF or 0.254 acres (rounded)

- c. City Real Estate will provide an appraisal scope of work for the applicant's use once the City's first review comments are satisfactorily addressed.
- d. 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. The larger parcel shall be appraised as encumbered and available to be developed to its highest and best use (before) as well as if unencumbered and available to be developed to its highest and best use (after). The applicant shall pay 90% of the difference between the before and after market values as consideration for the abandonment/release.

Should you have any questions feel free to reach out.

Sincerely,
Michelle Colby
Real Estate Asset Manager
mcolby@scottsdaleaz.gov
480-312-7042



GRAPHIC LEGEND

SYMBOL:

DESCRIPTION:

MAIN ENTRY / EXIT

FIRE HYDRANT - COORDINATE LOCATIONS WITH CIVIL DRAWINGS

FIRE LANE (FIRE ACCESSIBILITY SITE PLAN), COORDINATE FINAL LOCATIONS W/ CIVIL INDICATES NEW SITEWORK

INDICATES ADJACENT EXISTING SITE CONDITIONS

INDICATES PROPERTY LINE

LIGHT POLE, COORDINATE W/ ELECTRICAL DRAWINGS

PROJECT DATA

PROJECT ADDRESS:

OWNER:

ARCHITECT:

PROJECT SCOPE:

ASSESSOR PARCEL NO.:

CURRENT ZONING:

PROPOSED ZONING:

SITE AREA:

STORIES:

GROSS BUILDING S.F.:

LOT COVERAGE:

NAOS (NATURAL AREA OPEN SPACE):

NAOS AREA:

WITH CITY BONUS (2):

OPEN SPACE % WITH BONUS:

LOWER DESERT LANDFORM CATEGORY:

(2%-5% SLOPE) REQUIREMENT:

OCCUPANCY:

CONSTRUCTION TYPE:

BUILDING HEIGHT:

PROJECT DESCRIPTION:

10405 E MCDOWELL MT RANCH RD, SCOTTSDALE, AZ 85255

MCDOWELL MOUNTAIN GARAGES, LLC, 9035 E PIMA CENTER PKWY SUITE 13, SCOTTSDALE, AZ 85258 JASON PLOTKE

LGE DESIGN GROUP 1200 NORTH 52ND STREET PHOENIX, AZ 85008 STUDIO DIRECTOR: MARK S. CONE

APPROXIMATELY 77,500 SF OF: AUTO CONDOS (46 TOTAL UNITS) OFFICE / CLUBHOUSE

217-14-037A & 217-14-038A

R1-35 PCD ESL

C-4

47,218,934 S.F. (5.02 AC)

(1) STORY

82,720 S.F. TOTAL

34.5%

47,280 S.F. 57,280 S.F. 25.8 %

25%

B / S-1

V-B W/ A.F.E.S.

34'-0"

PROJECT CONSIST OF 8 BUILDINGS (5 AUTO CONDOS + 1 OFFICE/CLUBHOUSE) ON A 5.02 ACRE SITE LOCATED ON E MCDOWELL MOUNTAIN RANCH RD THAT IS CURRENTLY VACANT WITH NO PREVIOUS BUILDINGS.

REQUIRED PARKING:

OFFICE: 4,000 S.F./300=

STORAGE (150 UNITS)=

TOTAL REQUIRED=

PROVIDED PARKING:

14 SPACES

1 SPACES

15 SPACES

17 SPACES

0.17 CARS/1000

AREA CALCULATIONS

BUILDING AREA - USABLE

NAME	AREA
BUILDING A	6955 SF
BUILDING B	20808 SF
BUILDING C	16019 SF
BUILDING D	16382 SF
BUILDING E	11633 SF
CLUBHOUSE	1657 SF
CLUBHOUSE FIRST FLOOR	1395 SF
CLUBHOUSE SECOND FLOOR	1395 SF
Grand total	74648 SF

GENERAL DRAWING NOTES

A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.

B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO G.X SERIES LOCATED PER THE PROJECT SHEET INDEX.

C. REFER TO A2.X.X SERIES FOR ARCHITECTURAL FLOOR PLANS, ROOF PLANS, & TILT WALL COORDINATION INFORMATION.

D. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.

E. SITE SCREEN WALLS A MAXIMUM 8'-0" ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.

F. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

G. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS.

VICINITY MAP

PROJECT LOCATION

10405 E MCDOWELL MT RANCH RD

N. FRANKLIN RD

N. THOMPSON PEAK PKWY

MCDOWELL MOUNTAIN RANCH RD

DESIGNGROUP

LGE

1200 N. 52nd Street+Phoenix, AZ- 85008 P: 480.966.4001

COLLECTOR'S GARAGE AT WESTWORLD

10405 E MCDOWELL MTN RANCH RD SCOTTSDALE, AZ 85255

DESIGNBUILD

LGE

REVISION DATE

09/19/24

DRAWN BY: LGE DESIGN GROUP

CHECKED BY:

PROJECT No:

NOT FOR CONSTRUCTION

SHEET TITLE: ARCHITECTURAL SITE PLAN - OVERALL

ISSUE DATE: 09/19/24

DRAWN BY: LGE DESIGN GROUP

CHECKED BY:

PROJECT No:

A1.1.1