

Tessier, Meredith

From: Curtis, Tim
Sent: Monday, June 2, 2025 4:05 PM
To: Hardy, Wendy; Tessier, Meredith
Subject: RE: 8-AB-2024 5-ZN-2024

Wendy,

The wall location point is a good one for DR and final plans, but not necessarily for the AB and ZN. Maybe I'm missing something.

Tim Curtis

From: Hardy, Wendy <wenh@scottsdaleaz.gov>
Sent: Monday, June 2, 2025 12:39 PM
To: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Cc: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: RE: 8-AB-2024 5-ZN-2024

Planning requires written approval from adjacent homeowners when someone proposes to build a wall on a lot line so I'm not sure how a commercial development should get approval to construct buildings on a lot line without permission from the adjacent landowner(s).

*With Peace and Gratitude,
Wendy Hardy
Real Estate Management Specialist
City of Scottsdale
whardy@scottsdaleaz.gov
480-312-7066*

From: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Sent: Monday, June 2, 2025 12:16 PM
To: Hardy, Wendy <wenh@scottsdaleaz.gov>
Cc: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: RE: 8-AB-2024 5-ZN-2024

Hi Wendy-

CAP's concerns are between them and property owner so the City would not want to stipulate their requirements or enforce them. I am including Tim to this email for his 2 cents

Thank you-Meredith

From: Hardy, Wendy <wenh@scottsdaleaz.gov>
Sent: Monday, June 2, 2025 11:33 AM
To: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: 8-AB-2024 5-ZN-2024

Hi Meredith,

Michelle still has concerns about zero lot line construction potential and the inability to get “permission” from CAP on behalf of BLM. As Real Estate is not involved with DR cases, we were wondering if this can be proactively addressed somehow with a stipulation in the AB and ZN case? Their response in the comment letter below indicates that they somehow still feel they get can permission and we were hoping to shut that down.

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.

With Peace and Gratitude,
Wendy Hardy
Real Estate Management Specialist
City of Scottsdale
whardy@scottsdaleaz.gov
480-312-7066