

# CITY COUNCIL REPORT



Meeting Date: July 1, 2026  
General Plan Element: *Land Use*  
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

## **ACTION**

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### **Widdows Residence Abandonment (East Cavedale Drive) 3-AB-2024**

#### **Request to consider the following:**

1. Adopt Resolution No. 13684 to abandon the 33-foot GLOPE and the underlying 25-foot fee-simple right-of-way, located along the southern (E. Cavedale Drive alignment) boundary of parcel 212-22-036A, with Single-family Residential Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning, located at 26815 N. 79th Street, totaling approximately 10,065 square-feet of right-of-way. Owner to dedicate property interests to the City.

#### **Goal/Purpose of Request**

The applicant's request will allow the subject property to bring the existing structures further into conformance with the City's ordinances and policies. The City will also receive a twenty-five-foot (25-ft) Public Utility Easement (PUE) dedicated along the property's southern boundary (E. Cavedale Drive alignment).

#### **Key Items for Consideration**

- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- Local Area Infrastructure Plans (LAIPS) map identifies N. 79<sup>th</sup> Street as a "through street" to complete the Transportation Master Plan street system and does not require the E. Cavedale Drive alignment.
- Owner to dedicate southern twenty-five (25) feet of parcel boundary as Public Utility Easement.
- Planning Commission heard this case 5/27/2026 and recommended approval with a vote of 5-0

## **OWNER**

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Avnut, LLC.  
Matt Widdows

## **APPLICANT CONTACT**

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Matt Smith  
Laine Consulting  
(623) 332-7603

**LOCATION**

26815 N. 79<sup>th</sup> Street

**BACKGROUND**

**General Plan**

The General Plan Land Use Element designates this site as Rural Neighborhoods. This designation includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

**Character Area Plan**

The Desert Foothills Character Area is designed to preserve the natural and visual qualities of the Sonoran Desert.

The three (3) main goals of the Desert Foothills Character Area Plan are:

- Preserve the natural, visual qualities of the lush upper desert by using desert-sensitive building techniques.
- Promote connected areas of desert open space and trails.
- Identify and celebrate the rural desert character of the Desert Foothills area.

**Zoning**

The site is zoned R1-70/ESL/FO. The R1-70/ESL/FO zoning district allows for single-family residential uses. The site is located within the Environmentally Sensitive Lands (ESL) and Foothills Overlay (FO) districts. The R1-70/ESL/FO zoning district allows for additional uses, with the approval of a Conditional Use Permit (CUP).

The subject site was annexed into the City of Scottsdale on October 6, 1983. After annexation from Maricopa County, the site was zoned Single-Family Residential, Hillside District (R1-70/HD), through cases 36-ZN-1984 and 113-ZN-1984.

In 1991, the Environmentally Sensitive Lands (ESL) ordinance was added as an amendment to the Hillside District overlay. Later, in March of 2003, the Foothills Overlay designation was added to this site’s zoning classification. The Foothills Overlay (FO) designation was in response to the Desert Foothills Character Area Plan approved by City Council in June of 1999. The current ESL overlay took effect in 2004.

**Context**

The subject property is generally located on the north side of E. Jomax Road, east of N. Hayden Road. More specifically, the site is located on the northeast corner of N. 79<sup>th</sup> Street and E. Cavedale Drive. A majority of the local residential streets in the area are unimproved and include waterlines within the dedicated right-of-way. The local area does not include sewer-line improvements to service this neighborhood. The surrounding areas, within a quarter-mile radius of this site, include single-family homes and undeveloped residential lots.

Please refer to context graphics attached.

The subject 33-foot General Land Office Patent Easements (GLO) located along the western and southern boundaries of 26815 N. 79<sup>th</sup> Street were dedicated in January of 1960, through patent serial



## **City Council Report | Widdows Residence Abandonment (North Cavedale)**

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number 1206734. The subject GLO roadway easements were reserved on the original patent deed to assure legal access. Currently the 33 feet of GLO easement (located along N. 79<sup>th</sup> Street) contains a dirt road, and there is currently a dirt driveway, to the parcel located to the east of this subject site, located along E. Cavedale Drive.

The twenty-five (25) feet of fee-simple right-of-way, located along E. Cavedale Drive within the above-mentioned GLOPE area, was dedicated in 1969 through docket no. 7536/284.

### **General Land Office Patent Easements (general information)**

- Within the City of Scottsdale there are General Land Office (GLO) lots or parcels of various sizes created by the Federal Small Tract Act. This act was passed in 1938 and repealed in 1976.
- Most GLO lots were patented with 33-foot (or sometimes 50-foot) roadway and public utility easements typically “as near as practicable to the exterior boundaries” of the GLO lot.
- The City has viewed these patent roadway and utility easements as assured access for these lots, at least until a local circulation plan is established.
- As GLO lots come in for development (i.e., lot splits, subdivisions or requesting building permits) staff requires city right-of-way dedications per city circulation plans. The City’s transportation plan establishes a street system to replace the grid pattern created by the GLO easements.
- Any patent easements may be requested to be abandoned if it is in excess of the current requirements of the City’s circulation plans (including trails) or City roadway standards, and not required to ensure access to any other lot.
- On 1981, City Ordinance 1386 was adopted delegating the authority for the release of GLO easements to the Engineering Services Director.
- On March 2, 1999, the City Council repealed Ordinance 1386 and adopted Ordinance 3219 which requires the abandonment of the GLO patent roadway easements to go through the same public hearing process currently used for all rights-of-way, alleys, and roadway easements. The City Attorney’s office has concluded that this process for consideration of GLO roadway abandonment satisfies legal requirements.
- On August 12, 2005, Arizona Revised Statute section 9-500.24 became effective. This provision gives the local municipality the right to abandon GLO patent easements, and concurs with the City’s position on abandonment of GLO patent easements.

### **Related Policies, References:**

Scottsdale General Plan 2035  
Desert Foothills Character Area Plan  
2008 Scottsdale Transportation Master Plan  
Desert Foothills Area Local Area Infrastructure Plan (LAIPs)

## **APPLICANTS PROPOSAL**

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### **Development Information**

The applicant’s request will allow the subject property to bring the existing structures further into conformance with the City’s ordinances and policies. The City will also receive a twenty-five-foot (25-ft) Public Utility Easement (PUE) dedicated along the property’s southern boundary (E. Cavedale Drive alignment).

## IMPACT ANALYSIS

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### Land Use

The existing land use for this subject site is in conformance with the General Plan designated land use of Rural Neighborhoods. The request shall not modify the existing land use designation.

### Traffic/Trails

The Transportation Master Plan Local Area Infrastructure Planned Streets (LAIPS) plan does not identify an east/west connection between N. 79<sup>th</sup> street and N. Hayden Road, along the E. Cavedale Drive alignment. This abandonment request is consistent with the Transportation Master Plan Local Area Infrastructure Planned Streets (LAIPS) plan. The Transportation Department supports the abandonment of E. Cavedale Drive as proposed in this request. The Property owner shall provide a 25-foot fee-simple right-of-way dedication along the western boundary (N. 79<sup>th</sup> Street) of the subject property.

Although the Transportation Master Plan Local Area Infrastructure Planned Streets (LAIPS) plan does not identify a planned trail along E. Cavedale Drive, a 4-foot trail was constructed within the southern half-street portion of the E. Cavedale right-of-way alignment. This request does not include the abandonment of any portion of the southern half-street 33-foot right-of-way (containing both GLOPE and fee-simple rights-of-way), therefore the request will not affect the constructed trail.

### Emergency/Municipal Services and Utilities

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated public right-of-way along N. 79<sup>th</sup> Street. No impacts are anticipated.

### Public Utilities

The public utilities have been notified of the applicant's request. The utility companies have indicated that there are no conflicts with the proposed abandonment and support the abandonment with the dedication of a public utility easement. A 25-foot public utility easement will be retained over the southern 25-foot portion of the 33-foot proposed abandonment area.

### Community Involvement

The applicant conducted a mailing to property owners located within 750 feet of the proposed roadway easement abandonment. City staff also conducted a mailing to property owners within 750 feet of the proposed roadway easement abandonment. The applicant received communications from two residents inquiring about the abandonment. The applicant stated that a second letter was sent to the residents and that no further communications were received.

Staff received one email requesting information pertaining to the abandonment application. The resident stated they were a potential buyer of the property located to the south of the subject site. The resident stated that they understood that there was a Desert Foothills trail planned by the City of Scottsdale along E. Cavedale Drive, and the trail appeared to be going through the area of land just south of the property. The resident was inquiring whether the requested abandonment case would affect the location of the proposed trail expansion project. As stated above, the proposed abandonment request will not affect the existing trail.

## **City Council Report | Widdows Residence Abandonment (North Cavedale)**

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Staff provided information to the resident at the time of the initial email, and more recently, staff contacted the resident for a follow-up. The resident stated they did not purchase the property and were no longer concerned with the abandonment request.

### **Policy Implications**

The compensation amount has been compiled by City of Scottsdale staff in accordance with abandonment valuation procedure. The owner of the parcel has agreed to pay to City the total amount of \$5,032.50 for the Abandonment Right-of-Way, in addition to any other amounts payable to City. The Property owner shall dedicate a 25-foot fee-simple right-of-way dedication along the western boundary (N. 79<sup>th</sup> Street) of the subject property. The owner shall also dedicate a 25-foot Public Utility Easement located along the southern boundary (E. Cavedale Drive) of the site.

## **OTHER BOARDS AND COMMISSIONS**

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### **Planning Commission:**

Planning Commission heard this case on May 27, 2026, and recommended approval with a 5-0 vote.

### **Recommended Approach:**

Staff recommended that the Planning Commission find that the abandonment criteria have been met and make a recommendation to City Council for approval, per the attached stipulations.

## **RECOMMENDATION**

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### **Recommended Approach:**

Adopt Resolution No. 13684 to abandon the 33-foot GLOPE and the underlying 25-foot fee-simple right-of-way, located along the southern (E. Cavedale Drive alignment) boundary of parcel 212-22-036A, with Single-family Residential Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning, located at 26815 N. 79th Street, totaling approximately 10,065 square-feet of right-of-way. Owner to dedicate property interests to the City.

1. The property owner provides \$5,032.50 as consideration for the abandonment of right-of-way area.
2. The Property owner shall provide a 25-foot fee-simple right-of-way dedication along the western boundary (N. 79<sup>th</sup> Street) of the subject property.
3. The property owner shall provide a 25-foot Public Utility Easement dedication along the southern boundary (E. Cavedale Drive) of the subject site.
4. The property owner will provide a plat that combines the subject fee-simple right-of-way with Parcel 212-22-036A.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

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Jesus Murillo  
Senior Planner  
480-312-7849  
E-mail: [jmurillo@scottsdaleAZ.gov](mailto:jmurillo@scottsdaleAZ.gov)

**APPROVED BY**

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Jesus Murillo, Report Author

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6-14-2026

Date



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Tim Curtis, AICP, Current Planning Director  
Planning Commission Liaison  
Phone: 480-312-4210      Email: [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

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6/14/2026

Date



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Erin Perreault, AICP, Sr. Director  
Planning & Development Services  
Phone: 480-312-7093      Email: [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)

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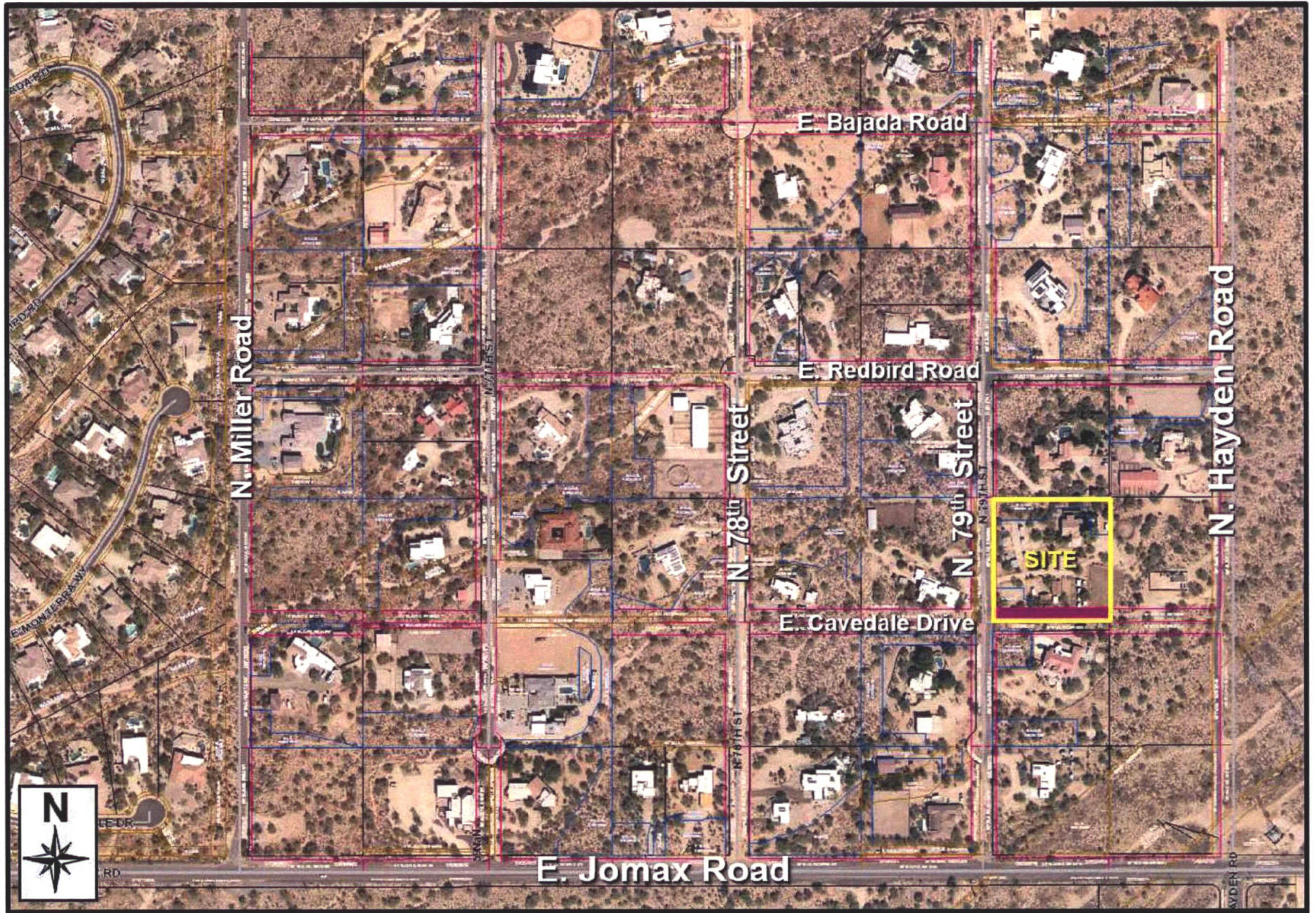
06/11/2026

Date

**ATTACHMENTS**

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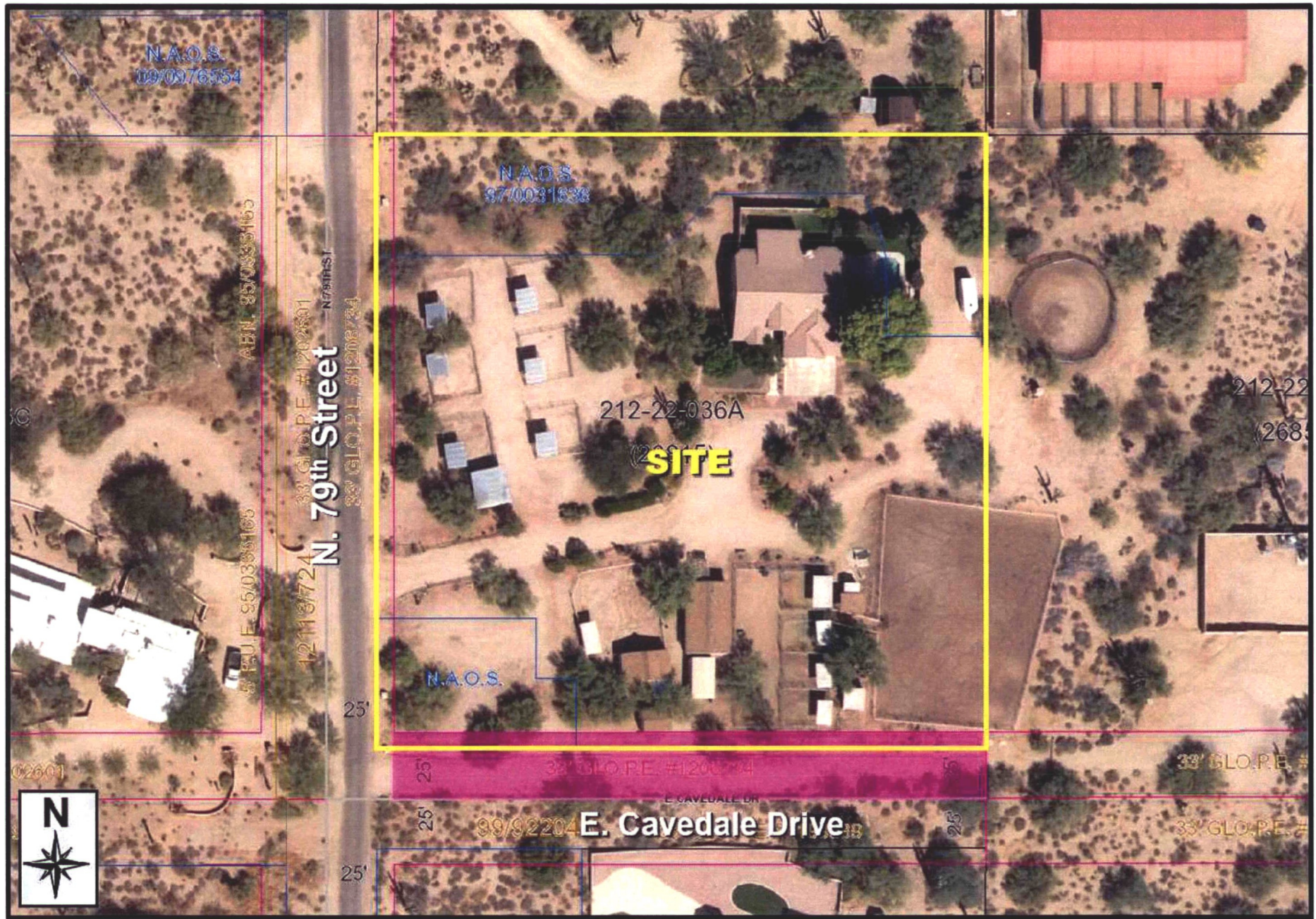
1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Resolution No. 13684
  - Exhibit A: Legal Description
  - Exhibit B: Legal Graphic
  - Exhibit C: Depiction of subject parcel
4. Proposed Abandonment Areas Map
5. Required Dedications Map
6. Abandonment Site Plan
7. Legal Description and Graphic of Abandonment Area
8. Neighborhood Outreach
9. Local Area Infrastructure Planned Streets (LAIPS) Plan
10. Citizen Correspondence
11. City Notification Map
12. Planning Commission Draft Meeting Minutes May 27, 2026



Context Aerial

3-AB-2024

ATTACHMENT #1



Aerial Close-up

3-AB-2024

## Laine Consulting LLC

[Matt.Smith@Laine-Consulting.com](mailto:Matt.Smith@Laine-Consulting.com) 623-332-7603

City of Scottsdale Planning and Development Services  
7447 E Indian School Rd., Ste #105  
Scottsdale, AZ 85251

### **RE: Project Narrative for partial abandonment of Cavedale Drive Alignment – Project No. 858-PA-2023**

To whom it may concern:

I am representing Matt Widdows, the owner of 26815 N 79 St. Scottsdale, AZ. The Widdows property is encumbered by NAOS easements along the northerly and the southwesterly portions of the property. Over the years, the NAOS easements have been partially encroached into by previous owners of the property. These encroachments include grading, landscaping, the construction of a backyard block wall, and removal of native plants. In addition to this, some structures such as out-buildings and equine sunshades have been constructed within the setbacks.

The vacation of Cavedale would provide much needed space for the property to be able to re-vegetate to its natural state. The vacation of Cavedale will also be critical to help bring setback violations into compliance. Efforts have taken place to communicate with the neighbors regarding this matter as well as utility companies which can be seen in the submitted documents. A utility easement has been recorded for APS along the Cavedale alignment. A Cox utility easement legal document has been created but not recorded yet. Verizon Wireless has been notified of the abandonment and have chosen to be unresponsive. 811/Bluestake failed to find any Verizon utilities in the proposed vacated area along Cavedale.

The area to be abandoned is 330.26' by 33.00' totaling 10,898.58 square feet. For the cost of 50 cents/square foot the total cost would be \$5,449.29 to be paid to City of Scottsdale from the owner.

We look forward to working with you on this project.

Thank you,  
Matt Smith P.E.



Laine Consulting LLC

**RESOLUTION NO. 13684**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN A PORTION OF THE PUBLIC RIGHTS-OF-WAY FOR PROPERTY LOCATED AT 26815 N 79<sup>th</sup> STREET.**

**(3-AB-2024)  
(E. Cavedale. Abandonment)**

**WHEREAS:**

**A. A.R.S. Sec. 28-7201, et seq. and A.R.S. §9-500.24 provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.**

**B. Scottsdale Revised Code §2-221 and other applicable laws provide that the City may dispose of other real property interests.**

**C. After notice to the public, the City of Scottsdale Planning Commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the "Abandonment Rights-of-way").**

**D. The Abandonment Rights-of-way are legally described on Exhibit "A" and depicted on Exhibit "B" attached hereto, and comprise an area of approximately 10,065 square-feet.**

**E. The Abandonment Rights-of-way fall within, serve, affect or are near a parcel comprising approximately 2.14 acres ("Owner's Parcel"), as depicted on Exhibit "C" attached hereto.**

**F. The Council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Rights-of-way are no longer necessary for public use.**

**G. The Council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.**

**H. The Council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.**

**NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scottsdale, Arizona, as follows:**

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Rights-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 Any and all interests in the Abandonment Rights-of-way that any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.2 Any of the following in favor of City that may already have been imposed on the Abandonment Rights-of-way prior to this resolution, if any:

2.2.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.2.2 Any N.A.O.S. or other open space or similar easement or covenant.

2.2.3 Any drainage or flood control easement or similar easement or covenant.

2.2.4 Any public non-motorized access easement or trail easement or similar easement or covenant.

2.2.5 Any scenic corridor, setback or similar easement or covenant.

2.3 An easement for all existing utilities, if any.

2.4 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until the Zoning Administrator determines that all of the following conditions (the "Conditions") are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owner of the parcel shall pay to City the total amount of five Thousand Thirty-two Dollars and 50/100 (\$5,032.50) as compensation to the City for the Abandonment Right-of-way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City.

3.2 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a 25-foot fee-simple half-street right-of-way over the western portion of Owner's parcel along North 79<sup>th</sup> Street

3.3 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a 25-foot-wide Public Utility Easement over the southern portion of Owner's parcel along East Cavedale Drive.

3.4 As proof of satisfaction of the conditions set forth in Section 3, The Zoning Administrator shall execute the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. Administration of Conditions. If the foregoing Conditions are not all satisfied prior to the second annual anniversary of this resolution, the Zoning Administrator shall report the same to the City Clerk and then the City Clerk shall mark this resolution to indicate that this resolution is void.

5. Exhibit Labeling. The text of this resolution controls any conflict with the exhibits as to the nature of the interests created, reserved or otherwise affected by this resolution. For example, if the text of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the text controls.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this \_\_\_\_\_ day of \_\_\_\_\_, 2026.


CITY OF SCOTTSDALE, an Arizona municipal corporation

\_\_\_\_\_  
Lisa Borowsky, Mayor

ATTEST:

By: \_\_\_\_\_  
Ben Lane, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Luis E. Santaella, City Attorney  
By: Joe Padilla, Deputy City Attorney

**CERTIFICATE**

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
name printed

IN THE SW1/4NE1/4SE1/4SE1/4 SECTION 35, T5N, R4E, G&SRM, MARICOPA COUNTY, ARIZONA

**DESCRIPTION**

The south 33 feet of the SW1/4NE1/4SE1/4SE1/4, except the west 33 feet of the SW1/4NE1/4SE1/4SE1/4, Section 35, T5N, R4E, G&SRM, Maricopa County, Arizona.



Resolution 13684  
Exhibit "A"  
Page 1 of 1

**ABUNDANCE LAND SERVICES, LLC**

PO Box 1867, Lake Havasu City, AZ 86405

riley@abundancelands.net

406-546-2264



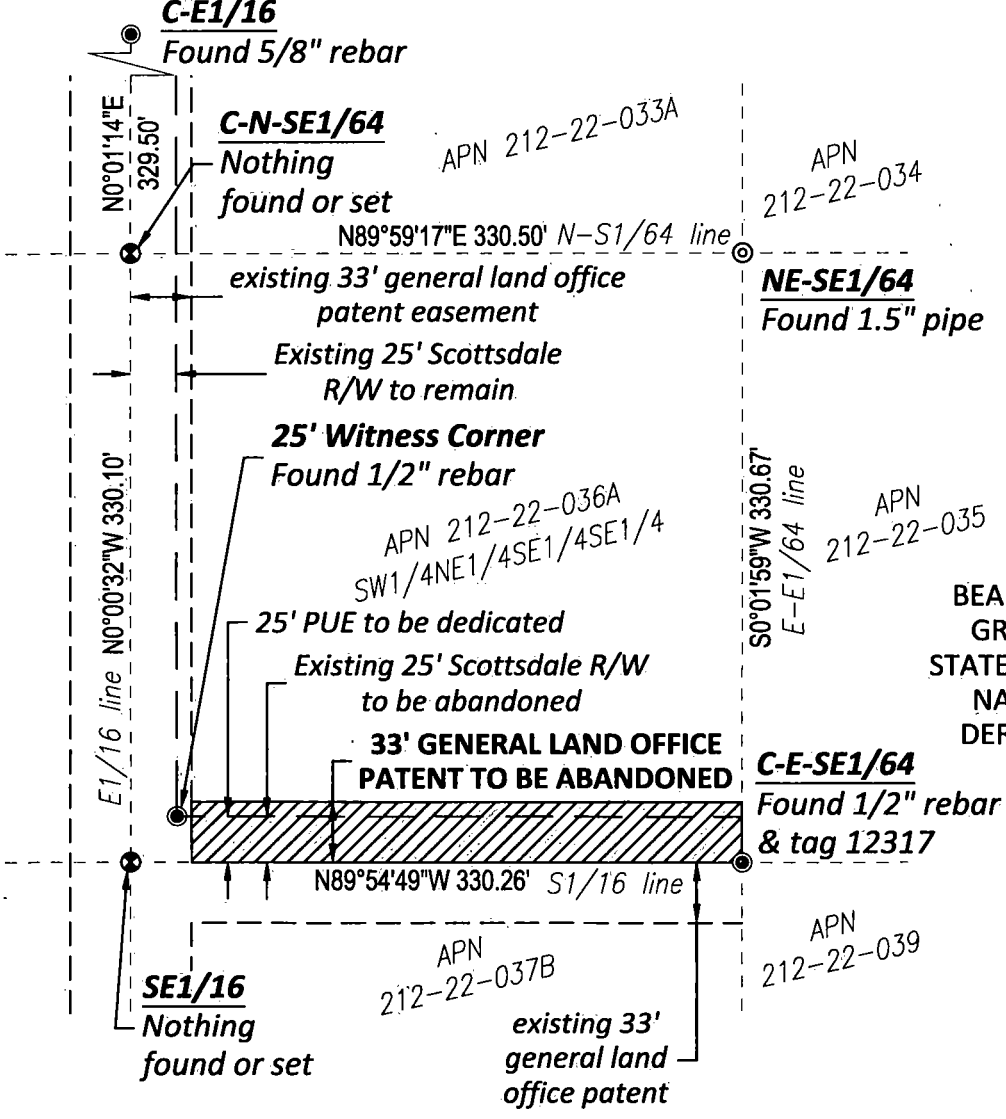
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Plotted 3/31/26

Page 1 of 1

IN THE SW1/4NE1/4SE1/4 SECTION 35, T5N, R4E, G&SRM, MARICOPA COUNTY, ARIZONA



**BASIS OF BEARING**  
 BEARINGS FOR THIS SURVEY ARE GRID BASED ON THE ARIZONA STATE PLANE COORDINATE SYSTEM, NAD83-2011, CENTRAL ZONE, DERIVED FROM THE AZGPS VRS NETWORK.

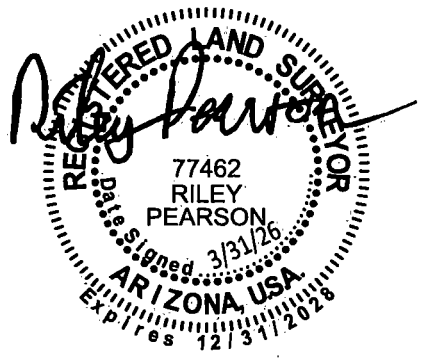
**OWNER**  
 AVNUT, LLC  
 26815 N 79TH ST  
 SCOTTSDALE, AZ 85255

**CERTIFICATE OF SURVEYOR**


I, Riley Pearson, a Registered Land Surveyor in the State of Arizona, hereby certify that this map is based on a field survey conducted by me or under my supervision, and that to the best of my knowledge and belief it accurately depicts conditions as of the date of survey.

**DESCRIPTION**  
 The south 33 feet of the SW1/4NE1/4SE1/4SE1/4, except the west 33 feet of the SW1/4NE1/4SE1/4SE1/4, Section 35, T5N, R4E, G&SRM, Maricopa County, Arizona.

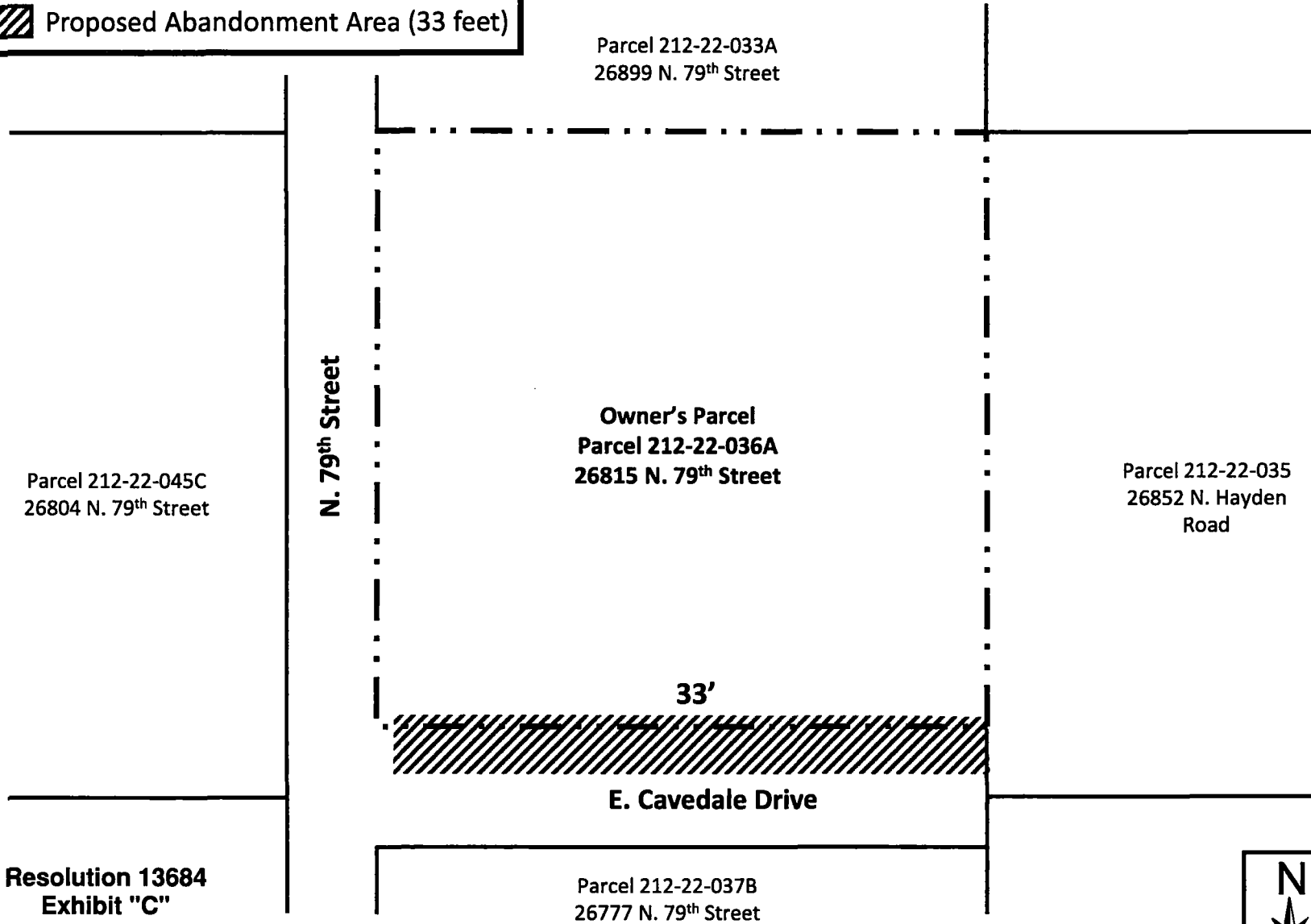
Resolution 13684  
 Exhibit "B"  
 Page 1 of 1



**LEGEND**

 Subject Site

 Proposed Abandonment Area (33 feet)



Parcel 212-22-045C  
26804 N. 79th Street

Parcel 212-22-033A  
26899 N. 79th Street

Owner's Parcel  
Parcel 212-22-036A  
26815 N. 79th Street

Parcel 212-22-035  
26852 N. Hayden  
Road

33'

E. Cavedale Drive

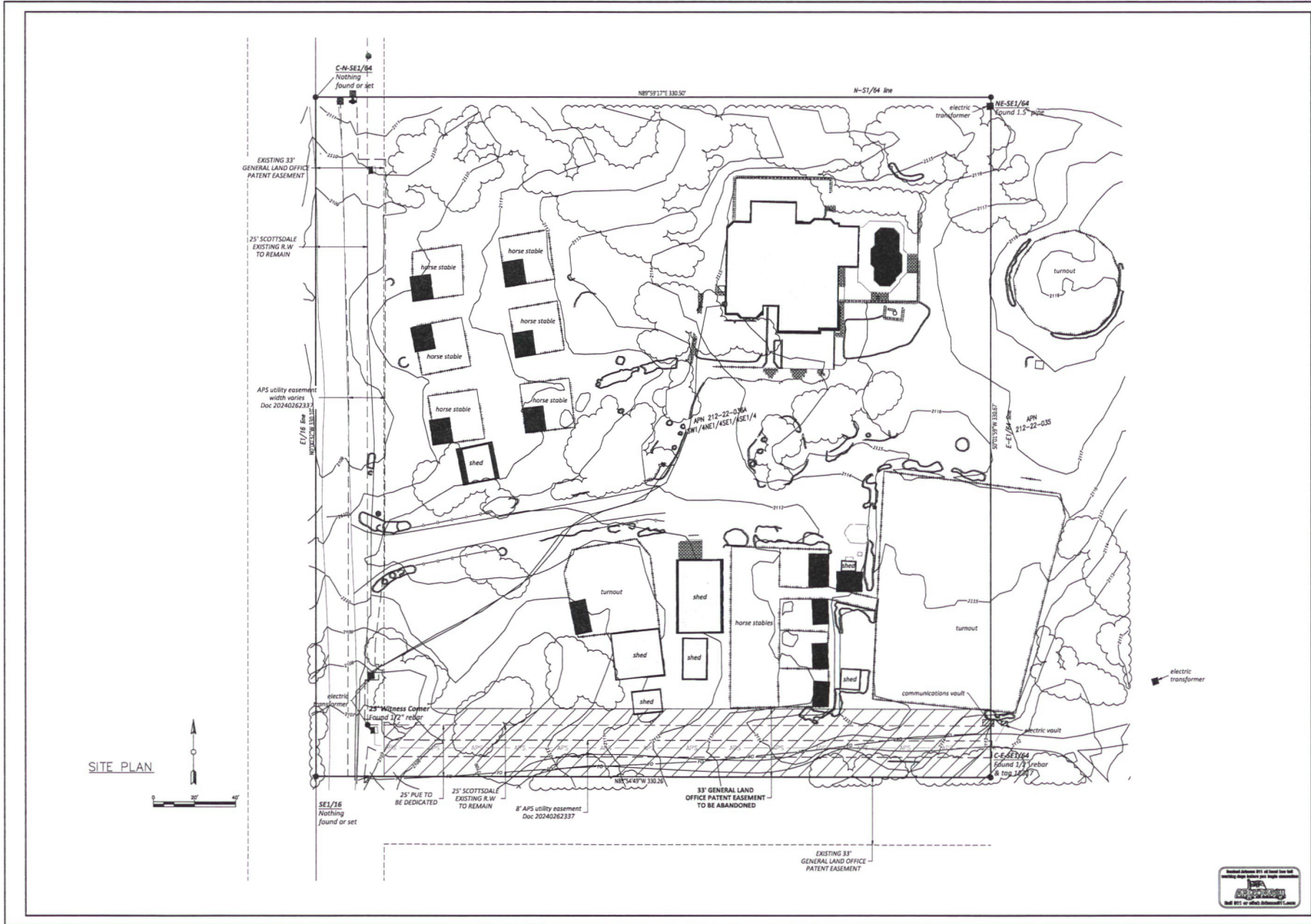
Parcel 212-22-037B  
26777 N. 79th Street

Resolution 13684  
Exhibit "C"  
Page 1 of 1

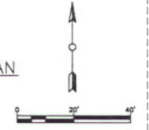








SITE PLAN



LAIN CONSULTING LLC  
CIVIL ENGINEERING



REVISIONS

UTILITY EXHIBIT

WIDOWS RESIDENCE

PROJECT #1100

01 OF 01



IN THE SW1/4NE1/4SE1/4SE1/4 SECTION 35, T5N, R4E, G&SRM, MARICOPA COUNTY, ARIZONA

**DESCRIPTION**

The south 33 feet of the SW1/4NE1/4SE1/4SE1/4, except the west 33 feet of the SW1/4NE1/4SE1/4SE1/4, Section 35, T5N, R4E, G&SRM, Maricopa County, Arizona.



**ABUNDANCE LAND SERVICES, LLC**

PO Box 1867, Lake Havasu City, AZ 86405

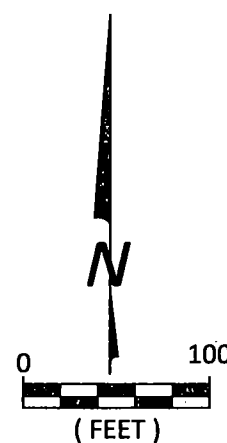
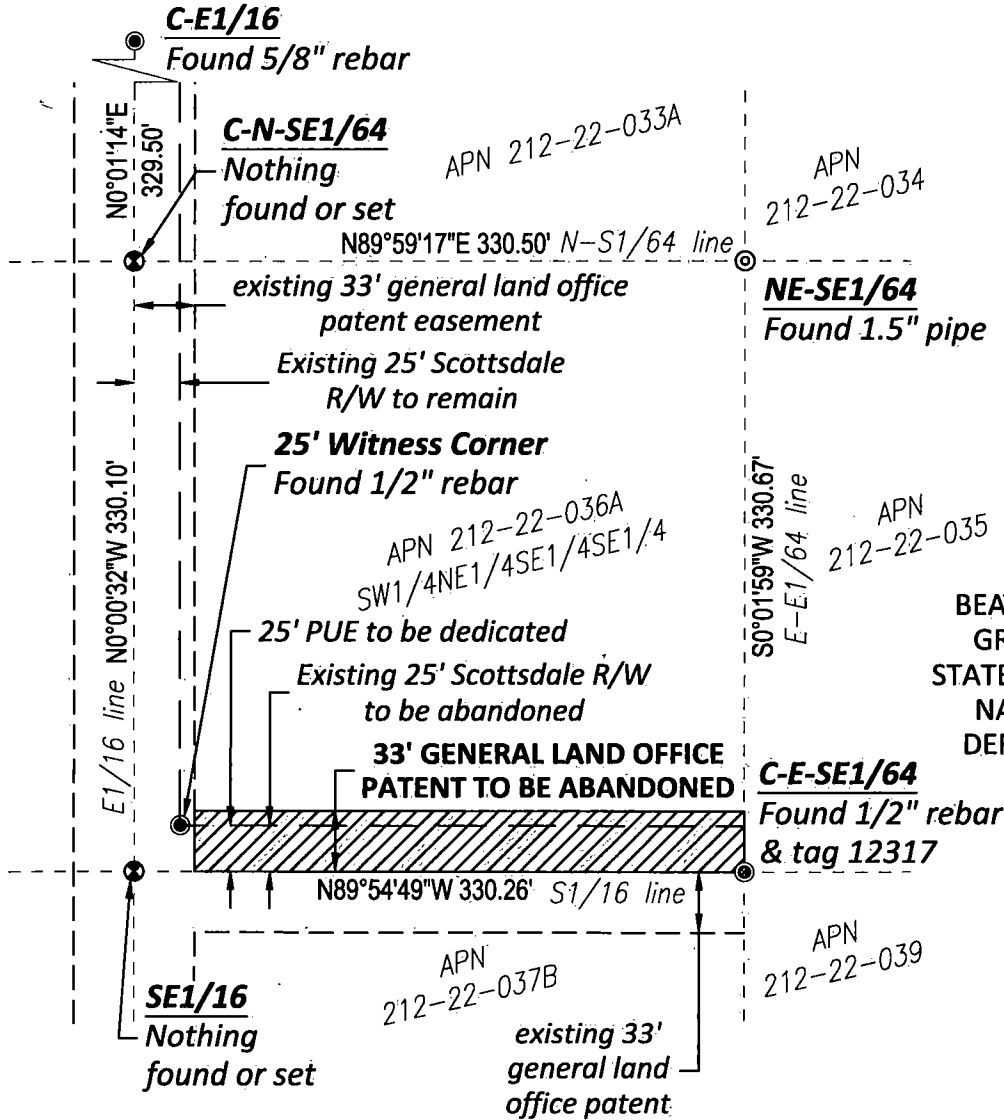
riley@abundancelands.net

406-546-2264



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IN THE SW1/4NE1/4SE1/4SE1/4 SECTION 35, T5N, R4E, G&SRM, MARICOPA COUNTY, ARIZONA



**BASIS OF BEARING**

BEARINGS FOR THIS SURVEY ARE GRID BASED ON THE ARIZONA STATE PLANE COORDINATE SYSTEM, NAD83-2011, CENTRAL ZONE, DERIVED FROM THE AZGPS VRS NETWORK.

**OWNER**

AVNUT, LLC  
26815 N 79TH ST  
SCOTTSDALE, AZ 85255

**CERTIFICATE OF SURVEYOR**

I, Riley Pearson, a Registered Land Surveyor in the State of Arizona, hereby certify that this map is based on a field survey conducted by me or under my supervision, and that to the best of my knowledge and belief it accurately depicts conditions as of the date of survey.

**DESCRIPTION**  
The south 33 feet of the SW1/4NE1/4SE1/4SE1/4, except the west 33 feet of the SW1/4NE1/4SE1/4SE1/4, Section 35, T5N, R4E, G&SRM, Maricopa County, Arizona.



**ABUNDANCE LAND SERVICES, LLC**

PO Box 1867, Lake Havasu City, AZ 86405

riley@abundancelands.net

406-546-2264



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**LAINÉ CONSULTING LLC**  
CIVIL ENGINEERING

## Neighborhood Involvement Report

**3-AB-2024**

Widdows Residence Abandonment (North Cavedale)

**1L713 (Key Code)**

As requested by City of Scottsdale, mailers were sent out to nearby neighbors regarding the abandonment of Cavedale Rd. A list assembled by City of Scottsdale as well as a list assembled by development team were utilized for neighborhood contacts.

Of the lists, only 2 neighbors responded, and an additional letter was sent out to them to open a line of contact. They had questions but no concerns, which were over phone calls with Riley Pearson.

No objections or negative feedback was obtained.  
Please see contact lists attached.

Matt Smith P.E.

A handwritten signature in black ink that reads "Matt Smith". The signature is written in a cursive, flowing style.

## Abundance Land Services, LLC

PO Box 1867 Lake Havasu City, AZ 86405 [riley@abundancel.net](mailto:riley@abundancel.net) 406-546-2264

Mona & Aladin Abdin  
7401 N SCOTTSDALE RD UNIT 41  
PARADISE VALLEY, AZ 85253

### **RE: Proposed Abandonment of Cavedale Rd**

Mr. & Mrs. Abdin:

I am representing Carol Chase, the owner of 26815 N 79 St. Scottsdale, AZ, which is located NW of your property along N Hayden Rd in Scottsdale. (APN# 212-22-038) My client is in the early stages of asking the City of Scottsdale for the abandonment of the Cavedale Dr alignment that is located on the south side of her property. This road alignment also exists on the north side of your property, taking up your northerly 33 feet, which has existed since the Government Land Office issued patents for these parcels and reserved this space for ingress/egress.

As part of our project, we are reaching out to you to not only make you aware of our proposal, but to inform you that if this abandonment was to go through, the city has expressed desire to abandon and return to the property owners the rest of this segment of Cavedale. If you are interested in eliminating public access rights along your northerly boundary, I can point you to the appropriate city staff to work with and would also be open to consulting with you to help you make this happen.

There are benefits of this to you, such as enlarging buildable space/reducing setbacks, and increased property values. There is also a cost to doing so, as the city charges a fee of \$.50/sq ft, an application fee, and other expenses you'd incur to comply with the City's complex application process.

If you'd like to discuss this with me further, my contact information is in the header.

Thank you,  
Riley Pearson, RLS

Abundance Land Services LLC  
[abundancel.net](http://abundancel.net)

Chase Abandonment Public Participation list

Cellco Partnership

PO BOX 2549 ADDISON TX USA 75001

POMATTO THOMAS M/SUSAN A

26900 N HAYDEN RD SCOTTSDALE AZ USA 85266

DAVID B AND ANGELA M LEWERKE LIVING TRUST

26899 N 79TH ST SCOTTSDALE AZ USA 85266

JEFFREY FORREST KUNKEL IRREVOCABLE TRUST OF 2012/ETAL

PO BOX 27843 SCOTTSDALE AZ USA 85255

HUNSBERGER RICHARD A

8711 E PINNACLE PEAK RD SCOTTSDALE AZ USA 85255

MEYER EDWARD J/MARY LOU TR

7885 E REDBIRD RD SCOTTSDALE AZ USA 85255

ENKOJI JOHN T/JUANITA L TR

26804 N 79TH ST SCOTTSDALE AZ USA 85255

MCFARLAND TIMOTHY WADE

26780 N 79TH ST SCOTTSDALE AZ USA 85266

NICK J POLYDOROS AND PAMELA G POLYDOROS TRUST

26672 N 79TH ST SCOTTSDALE AZ USA 85266

SCHUMACHER LEEANN/PAGE CARLOS

313 33RD ST UNION CITY NJ USA 07087

HANNAH JOAN WARDE TRUST

6735 E GREENWAY PKWY APT 1056 SCOTTSDALE AZ USA 85254

GARDNER JOHN R

26839 N 78TH ST SCOTTSDALE AZ USA 85266

7808 RED BIRD LLC

9450 SW GEMINI DR 97261 BEAVERTON OR USA 97008

TOTHEROW MAUREEN A

7814 E RED BIRD RD SCOTTSDALE AZ USA 85266

RIESS STEVEN/STRONG BEATRICE

3626 E HIGHLAND AVE PHOENIX AZ USA 85018

KUNKEL REVOCABLE TRUST

PO BOX 27843 SCOTTSDALE AZ USA 85255

JOHNSON FAMILY REVOCABLE TRUST

7701 E WOOD DR SCOTTSDALE AZ USA 85260

MARKOVIC DRAGANA  
26777 N 79TH ST SCOTTSDALE AZ USA 85255

ABDIN MONA/ALADIN  
7401 N SCOTTSDALE RD UNIT 41 PARADISE VALLEY AZ USA 85253

NGUYEN HAYDEN  
55 N HAMILTON ST CHANDLER AZ USA 85225

SHARON KUHLMAN TRUST  
7986 E REDBIRD RD SCOTTSDALE AZ USA 85266

FORREST CATRIONA  
27150 N HAYDEN RD SCOTTSDALE AZ USA 85266

Owner APPLICANT OWNER	City fo Scottsdale List Company	Address	City	State	Zip
Commissioner George Ertel	City of Scottsdale Planning Commission	11725 N. 129th Way	Scottsdale	AZ	85259
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10105 E. Via Linda Suite 345	Scottsdale	AZ	85258
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Edwin Bull	Burch & Cracchiolo PA	1850 N. Central Ave., Ste. 1700	Phoenix	AZ	85004
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Planning & Development Department	Maricopa County Planning & Development	301 W Jefferson St., Suite 170	Phoenix	AZ	85003
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1110 W. Washington St.	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
ADOT Central District - Red Letter	Arizona Department of Transportation	2140 W. Hilton Avenue, Mail Drop PM00	Phoenix	AZ	85009
Planning & Zoning Division	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
SRP Land Department atten: Sherry Wagner/Right-of-W	Mail Station PAB10W	P.O. Box 52025	Phoenix	AZ	85072-2025
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
Maggie Keasler		7127 E. 6th Ave.	Scottsdale	AZ	85251
Susan Demmitt/Nick Sobraske	Gammage & Burnham	40 N. Central Ave., 20th Floor	Phoenix	AZ	85004
Paul Alessio		7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning Department	City of Scottsdale	7447 E Indian School Road Suite 105	Scottsdale	AZ	85251
Rose Law Group	Jennifer Hall	7144 E Stetson Drive, Suite 300	Scottsdale	AZ	85251

## Abundance Land Services, LLC

PO Box 1867 Lake Havasu City, AZ 86405 [riley@abundancel.net](mailto:riley@abundancel.net) 406-546-2264

Dragana Markovic  
26777 N 79<sup>th</sup> St.  
Scottsdale, AZ 85255

### **RE: Proposed Abandonment of Cavedale Rd**

Dragana Markovic:

I am representing Carol Chase, the owner of 26815 N 79 St. Scottsdale, AZ, which is located adjacent and to the north of your property located at 26777 N 79 St. Scottsdale, AZ. My client is in the early stages of asking the City of Scottsdale for the abandonment of the Cavedale Dr alignment that is located on the south side of her property. This road alignment also exists on the north side of your property, taking up your northerly 33 feet, which has existed since the Government Land Office issued patents for these parcels and reserved this space for ingress/egress.

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Thank you,  
Riley Pearson, RLS

Abundance Land Services LLC  
[abundancel.net](http://abundancel.net)

## Abundance Land Services, LLC

PO Box 1867 Lake Havasu City, AZ 86405 [riley@abundancel.net](mailto:riley@abundancel.net) 406-546-2264

### RE: Neighborhood Notification – Project No. 858-PA-2023

To whom it may concern:

You are receiving this letter because real estate you own has been identified as either either being within 750 feet of this project, being an HOA within 750 feet of this project, or you're on the City of Scottsdale's *'Interested Party'* list. Project 858-PA-2023 is a right-of-way (ROW) abandonment request being submitted to the City of Scottsdale, on behalf of Carol Chase, the owner of 26815 N 79<sup>th</sup> St, Scottsdale, AZ. The ROW abandonment process requires that this notification be sent to you.

The Cavedale alignment is a public ROW along the southerly 33 feet of her property. A roadway is not physically present in this location. This project seeks to vacate the existence of the public right-of-way. Easements will be granted to existing utility providers.

The project area is 12,445.6 sq ft or 0.29 acres more or less. It is zoned R1-70.

If you have any questions, my contact information is in the header of this letter.

The Contact for The City of Scottsdale is:

Jesus Murillo, Sr. Planner

480-312-7849

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

Thank you,

Riley Pearson, RLS

Abundance Land Services LLC

# Desert Foothills Area 9B Local Area Infrastructure Plan



<ul style="list-style-type: none"> <li> Parcels</li> <li> Preserve</li> <li> Proposed Street</li> </ul>	<ul style="list-style-type: none"> <li> City Boundary</li> <li> Existing Trail</li> <li> Planned Trail</li> <li> Water/Sewer ROW</li> </ul>	<div style="text-align: right; margin-bottom: 5px;">Feet</div> <div style="text-align: center;"> </div>	<div style="text-align: center;"> </div>
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Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.



Last updated 10/2/2018

## Murillo, Jesus

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**From:** Hults, Clayton  
**Sent:** Monday, June 23, 2025 9:00 AM  
**To:** Murillo, Jesus  
**Subject:** FW: 26815 N 79th st Cavedale abandonment

I have added this to the case folder, the email is [DrBaretich@gmail.com](mailto:DrBaretich@gmail.com).

Thanks,

**Clayton Hults**  
**City of Scottsdale**  
Planning & Development Services | *Planning Technician*  
480-312-4213

**From:** NoReply <noreply@scottsdaleaz.gov>  
**Sent:** Friday, June 20, 2025 4:52 PM  
**To:** Projectinput <Projectinput@scottsdaleaz.gov>  
**Subject:** 26815 N 79th st Cavedale abandonment



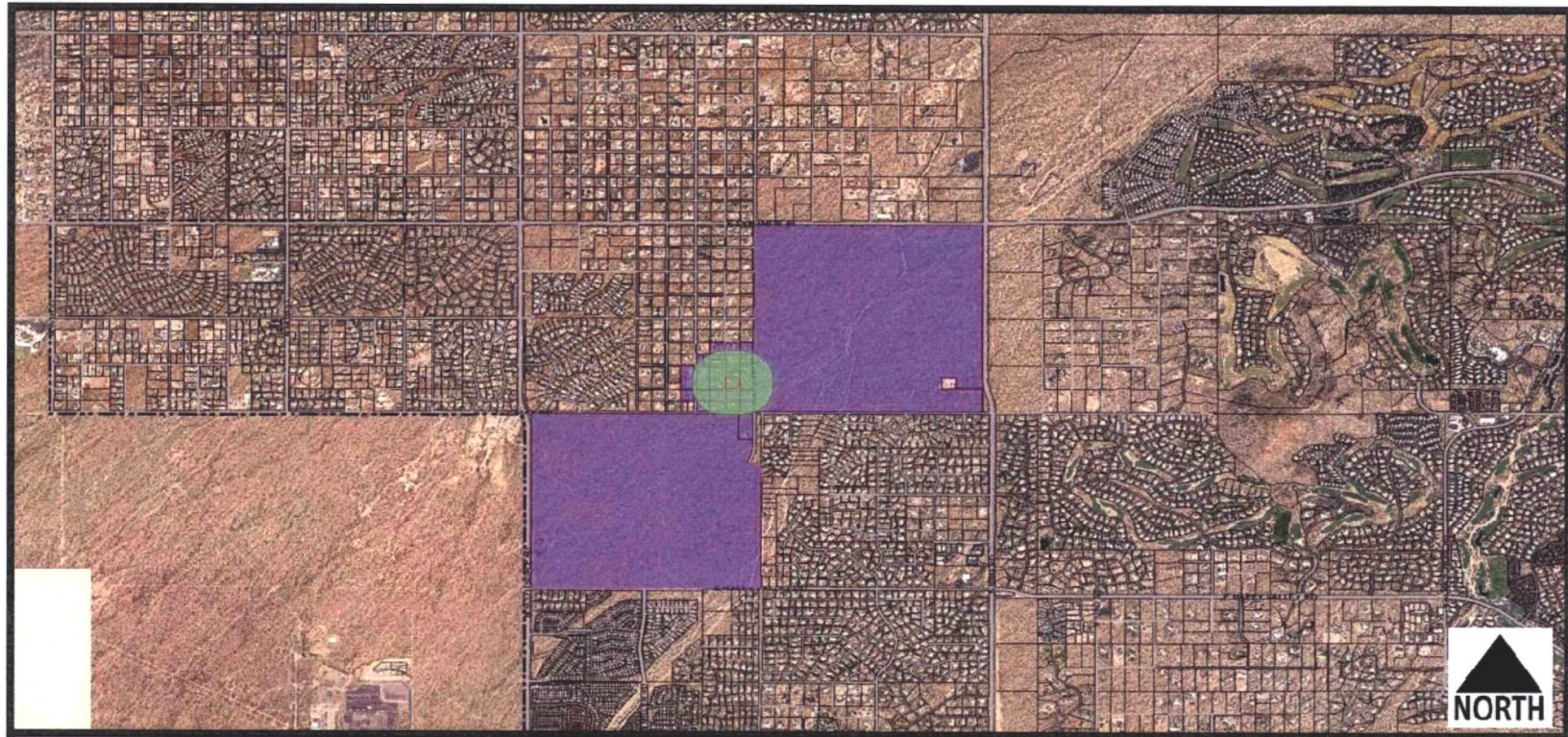
Hello, I'm writing to inquire about this case as a prospective buyer for the property (single family home) at 26915 N 79th st. There is currently a Desert Foothills Trail Construction planned by the City of Scottsdale, and it appears to be going through this area of land just south of the property. I would like to know if this abandonment case will still be valid if that land is going to be part of this trail expansion project. If so, then I would assume the land couldn't be acquired by the property owner? Please clarify and advise on any conflicts with the abandonment case and trail construction. Thank you, Bethanne Baretich 253-678-9578 -- sent by Bethanne Baretich (case# 3-AB-2024)



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# City Notifications – Mailing List Selection Map

## N Cavedale Abandonment



Labels Pulled  
May 5, 2026

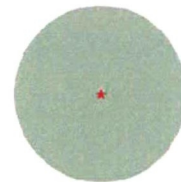
### Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

### Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 62

**3-AB-2024**



**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, MAY 27, 2026**

**\*DRAFT SUMMARIZED MEETING MINUTES \***

**PRESENT:** Joe Young, Chair  
William Scarbrough, Vice Chair  
George Ertel, Commissioner  
Michal Ann Joyner, Commissioner  
Doug Drake, Commissioner  
Barney Gonzales, Commissioner

**ABSENT:** David Reid, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Becca Cox  
Casey Steinke  
Jesus Murillo  
Jack Kelly  
Jason McWilliams

**CALL TO ORDER**

Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**MINUTES REVIEW AND APPROVAL**

1. Approval of the May 13, 2026 Regular Meeting Minutes.  
**Commissioner Drake made a motion to approve the May 13, 2026 Regular Meeting Minutes. Second by Commissioner Joyner, the motion passed unanimously by a vote of five (5) to zero (0).**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

## **CONSENT AGENDA**

1. 3-AB-2024 (Widows Residence Abandonment (North Cavedale))  
Request by applicant to abandon the 33-foot GLOPE and the underlying 25-foot fee-simple right-of-way, located along the southern (E. Cavedale Drive alignment) boundary of parcel 212-22-036A, with Single-family Residential Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning, located at 26815 N. 79th Street, totaling approximately 10,065 square-feet of right-of-way. Owner to dedicate property interests to the City. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Bryan Riensche, 480-310-1737.**
  
2. 13-UP-2025 (Stetson Saloon)  
Request by owner for a bar Conditional Use Permit on a +/- 4,820 sf site, zoned Highway Commercial District/Parking Type 3, Downtown Overlay & Parking Type 2, Downtown Overlay (C-3/P-3 DO & P-2 DO) located at 4340 N. 75th Street. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Lauren Proper Potter, 480-921-2800.**
  
3. 14-UP-2025 (Stetson Saloon - Live Entertainment)  
Request for a Live Entertainment Conditional Use Permit on a +/- 4,820 sf site, zoned Highway Commercial District/Parking Type 3, Downtown Overlay & Parking Type 2, Downtown Overlay (C-3/P-3 DO & P-2 DO) located at 4340 N 75th Street. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Lauren Proper Potter, 480-921-2800.**

**Items No. 2,3, & 4; Vice Chair Scarbrough made a motion to approve for recommendation of approval to City Council for cases 3-AB-2024, 13-UP-2025 and 14-UP-2025 after finding that the proposed abandonment and CUP criteria have been met and that the proposed Conditional Use Permits are consistent and conforms with the adopted General Plan, per the attached stipulations. Second by Commissioner Ertel, the motion passed unanimously by a vote of five (5) to zero (0). Due to technical issues, Commissioner Gonzales was unable to participate in the vote.**

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:09 p.m.