

CITY COUNCIL REPORT



Meeting Date: *October 20, 2026*
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

Scottsdale and Dixileta GLO Abandonments
AB-0003-2026

Request to consider the following:

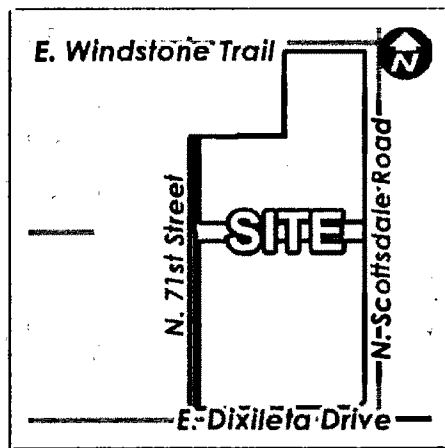
1. Adopt Resolution No. 13772 for re-approval of an expired abandonment approval for certain 33-foot General Land Office Patent (GLO) easement segments and the east 13-feet of the 33-foot (GLO) easement running along N. 71st Street, all within a +/-17.52-acre site, located at the northwest corner of N. Scottsdale Road and E. Dixileta Drive with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay zoning (R1-43 ESL FO).

Goal/Purpose of Request

This request is to abandon the portions of Government Land Office (GLO) easements that exist within the parcel limits of the subject +/- 17.52-acre (currently 7-lot) site associated with the development of a new 14-lot single-family residential subdivision.

Key Items for Consideration

- Approved Zoning District Map Amendment case 15-ZN-2019
- Approved Preliminary Plat case 5-PP-2021
- Previously approved under case 2-AB-2020 (Resolution No. 11901 expired September 2022) and then 2-AB-2020#2 (Resolution No. 12711 expired February 4, 2025)
- Access is not impacted by the proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- No public input received regarding the proposed abandonment
- Planning Commission heard this case 9/9/2026, recommending approval with a vote of 7-0



OWNER

Scottsdale Road and Dixileta, LLC

APPLICANT CONTACT

Jon Gitt
Kimley-Horn
480-207-2687

LOCATION

Northwest corner of N. Scottsdale Road and E. Dixileta Drive
(APNs 216-67-068B, 216-67-115A, 216-67-061, 216-67-113, 216-67-114, 216-67-027 & 216-67-117A)

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. The Rural Neighborhoods category 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

This property falls within the Desert Foothills Character Area Plan. The purpose of this character area is to promote or enhance the character of the Desert Foothills area by establishing development and design guidelines for maintaining the natural qualities of the upper desert, open space, and the rural lifestyle found in the area.

Zoning

The site was rezoned from Single-family Residential Environmentally Sensitive Lands Foothills Overlay (R1-70 ESL FO) to Single-family Residential Environmentally Sensitive Land Foothills Overlay (R1-43 ESL FO) zoning by associated Zoning District Map Amendment case 15-ZN-2019.

The R1-43 zoning district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

The purpose of the Environmentally Sensitive Lands (ESL) overlay district is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.

The purpose of the Foothills Overlay (FO) district is to provide a means to recognize and further preserve the rural desert character in low density lands that are generally not within subdivisions. The FO district has been applied through standards that help to define the area's unique character. These standards are intended to result in minimum visual impact for buildings and other improvements and to further the related purposes of the Environmentally Sensitive Lands (ESL) district that relate to preservation of the desert and blending the form of buildings into the desert environment.

Context

The subject site currently consists of 7 vacant parcels located at the northwest corner of the intersection of N. Scottsdale Road and E. Dixileta Drive. Those lots are concurrently going through the Preliminary Plat process to be platted into a 14-lot residential subdivision.

- The subject 33-foot General Land Office Patent Easement (GLO) located along the southern boundary of APN 216-67-114 was dedicated in September 1959, through patent serial number 1199069.
- The subject 33-foot General Land Office Patent Easement (GLO) located along the northern boundary of APN 216-67-113 was dedicated in March 1960, through patent serial number 1205849.
- The subject portions of 33-foot General Land Office Patent Easement (GLO) located along the southern and western boundaries of APN 216-67-027 were dedicated in December 1957, through patent serial number 1177779.
- The subject portions of 33-foot General Land Office Patent Easement (GLO) located along the northern and western boundaries of APN 216-67-114 were dedicated in August 1958, through patent serial number 1185977.
- The subject portion of 33-foot General Land Office Patent Easement (GLO) located along the western boundary of APN 216-67-115A was dedicated in January 1960, through patent serial number 1203973.
- Currently the subject portions of the GLO easements are unimproved.

Adjacent Uses and Zoning

- North: Developed and undeveloped residential properties; zoned Single-family Residential, Environmentally Sensitive Lands Foothills Overlay (R1-70 ESL FO)
- South: Carriage Trails Unit 1 residential subdivision; zoned Single-family Residential, Planned Residential District, Environmentally Sensitive Lands (R1-35 PRD ESL)
- East: Trovia residential subdivision; zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL)
- West: Developed and undeveloped residential properties; zoned Single-family Residential, Environmentally Sensitive Lands Foothills Overlay (R1-70 ESL FO)

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, as amended
- Desert Foothills Character Area Plan
- Zoning Ordinance and associated Case 15-ZN-2019
- Original Preliminary Plat case 5-PP-2021 and reapproval PP-0005-2026
- 2008 Scottsdale Transportation Master Plan
- Desert Foothills Area 3 Local Area Infrastructure Plan (LAIP) – modified with 15-ZN-2019

APPLICANTS PROPOSAL

Development Information

This abandonment is associated with a previously approved Preliminary Plat case 5-PP-2021 and its current reapproval PP-0005-2026, for a 14-lot single-family residential subdivision. The proposed abandonment was contemplated in the scope of the rezoning and preliminary plat applications.

The City Council originally approved case 2-AB-2020 on September 22, 2020. The Abandonment Resolution No. 11901 reached its expiration on September 22, 2022 with the conditions not being satisfied within the specified 2-year timeframe. The City Council re-approved case 2-AB-2020#2 on February 4, 2023. The Abandonment Resolution No. 12711 reached its expiration on February 4, 2025 with the conditions not being satisfied within the specified 2-year timeframe.

IMPACT ANALYSIS

Land Use

This abandonment has been contemplated with, and would allow for, the platting and development of the associated 14-lot residential subdivision.

Traffic/Trails

Access to the proposed subdivision is intended to be provided from E. Dixileta Drive with a gated entry and a singular internal street, located centrally within the development. The subdivision proposal also includes completing/expanding street improvements, or making in-leu payments, for the surrounding street frontages; E. Dixileta Drive, N. Scottsdale Road, E. Windstone Trail, and N. 71st Street.

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 E. Dixileta Drive, N. Scottsdale Road, E. Windstone Trail, and N. 71st 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. A public utility easement will be retained over the area of the abandonment.

Community Involvement

Property owners located within 750-feet of the site were notified of this abandonment application. As of the writing of this report staff received no written comments pertaining to the scope of this abandonment reapproval.

Community Impact

The proposed abandonment does not restrict or remove access to any surrounding properties. The necessary right-of-way dedications are conditioned to be provided and/or are currently in place in the immediate area. The property owner will pay the previously calculated/determined amount as compensation for the abandonment areas at \$1.00 per square foot.

Policy Implications

The proposed abandonment was contemplated with the associated approved zoning, preliminary plat, and previously approved abandonment cases 2-AB-2020 and 2-AB-2020#2. If the abandonment is re-approved, and the conditions met, the associated subdivision plat and improvement plans can be processed.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case on September 9, 2026, recommending approval with a 7-0 vote.

Recommended Approach:

Staff recommended that the Planning Commission find that the proposed abandonment is consistent and conforms with adopted General Plan, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

1. Adopt Resolution No. 13772 for re-approval of an expired abandonment approval for certain 33-foot General Land Office Patent (GLO) easement segments and the east 13-feet of the 33-foot (GLO) easement running along N. 71st Street, all within a +/-17.52-acre site, located at the northwest corner of N. Scottsdale Road and E. Dixileta Drive with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay zoning (R1-43 ESL FO).

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes
Principal Planner
480-312-2376
jbarnes@scottsdaleaz.gov

APPROVED BY



Jeff Barnes, Report Author

9/21/2026

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-7713 Email: tcurtis@scottsdaleaz.gov

10/1/2026

Date



Erin Perreault, AICP, Sr. Director
Planning and Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

10/05/2026

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Resolution No. 13772
Exhibits A-J: Legal Descriptions and Graphics Depictions
Exhibit K: Depiction of subject parcel
3. Applicant's Narrative
4. Local Area Infrastructure Plan (LAIP) [Desert Foothills Area 3]
5. Preliminary Plat (for reference)
6. City Notification Map
7. Planning Commission Meeting Minutes September 9, 2026



Context Aerial

AB-0003-2026

ATTACHMENT #1



Close-up Aerial

AB-0003-2026

ATTACHMENT #1A

RESOLUTION NO. 13772

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 (GLO EASEMENTS WITHIN A SEVEN LOT AREA) LOCATED AT THE NORTHWEST CORNER OF NORTH SCOTTSDALE ROAD AND EAST DIXILETA DRIVE.

(AB-0003-2026)
(Scottsdale and Dixileta GLO Abandonments)
(Replacing Resolution No. 12711)

WHEREAS:

A. On February 4, 2023, the City of Scottsdale City Council adopted Resolution No. 12711 (the "Original Resolution") relating to the abandonment of certain right-of-way described in the Original Resolution.

B. Paragraph 4 of the Original Resolution provided that the Original Resolution would be void unless certain conditions (collectively the "Conditions") occurred within two years after the date of the Original Resolution.

C. The Conditions were not timely satisfied and the Original Resolution is void.

D. The City desires to adopt this new resolution to abandon all or part of the right-of-way described in the Original Resolution.

E. This resolution replaces the Original Resolution.

F. 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.

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

H. 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").

I. The Abandonment Rights-of-way are legally described on **Exhibit "A"** and depicted on **Exhibit "B"**, legally described on **Exhibit "C"** and depicted on **Exhibit "D"**, legally described on **Exhibit "E"** and depicted on **Exhibit "F"**, legally described on **Exhibit "G"** and depicted on **Exhibit "H"**, legally described on **Exhibit "I"** and depicted on **Exhibit "J"** and attached hereto, and comprise an area of 49,744 square-feet in size.

J. The Abandonment Rights-of-way fall within, serve, affect or are near seven parcels comprising approximately 17.52 acres ("Owner's Parcel"), as depicted on **Exhibit "K"** attached hereto.

19538246

Resolution No. 13772

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ATTACHMENT #2

K. The Abandonment Rights-of-way lie within the area of General Land Office easements created by patent reservation.

L. 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.

M. 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.

N. 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 shall pay to City the total amount of Forty-Nine Thousand Seven Hundred and Forty-Four and No/100 Dollars (\$49,744.00) 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 20-foot-wide right-of-way along 71st Street from Dixileta Drive to the northern boundary of APN 216-67-027.

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 right-of-way along Windstone Trail across the northern boundary of APN 216-67-117A.

3.4 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, an additional 15-feet of right-of-way for a total 65-foot-wide half street right-of-way along Scottsdale Road from Dixileta Drive to Windstone Trail.

3.5 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, an 11-foot-wide Water and Sewer Facilities (WSF) easement along the 71st Street property frontage from Dixileta Drive to the northern boundary of APN 216-67-027.

3.6 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

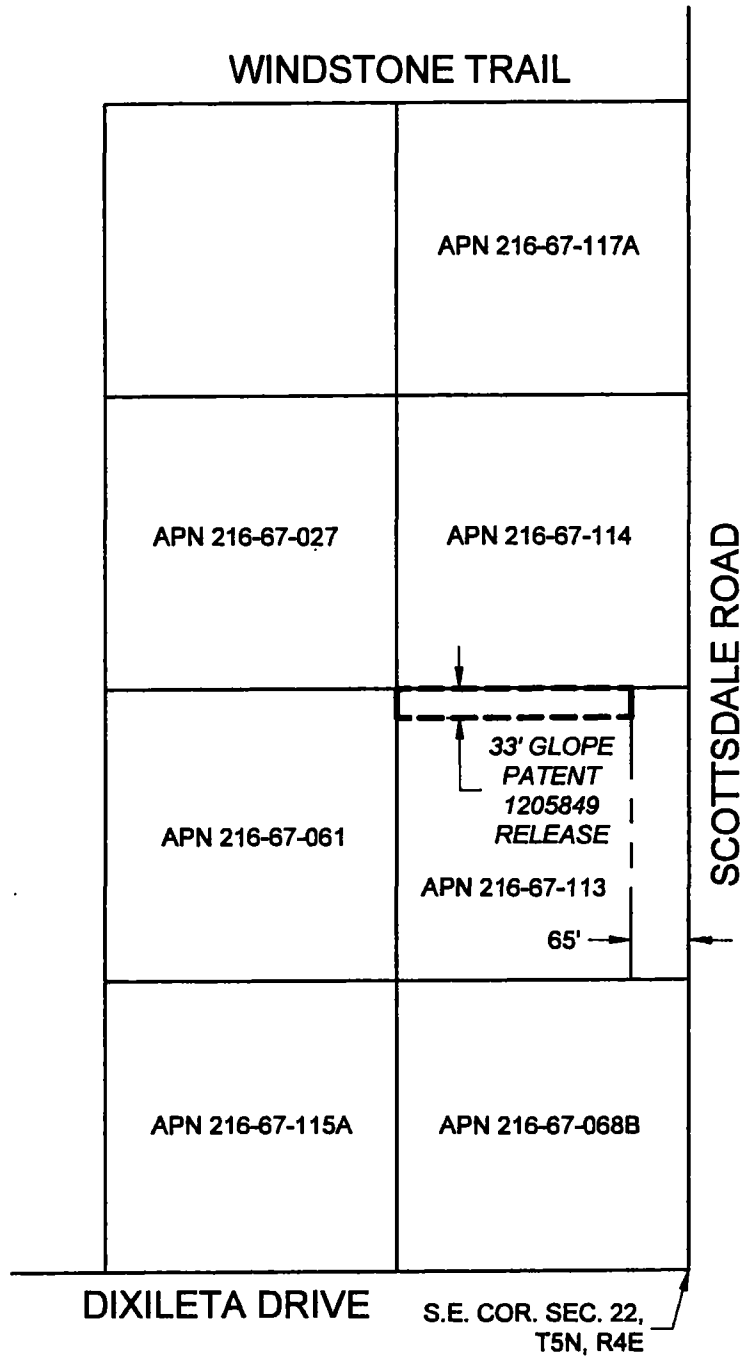
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A PORTION OF THE GENERAL LAND OFFICE PATENT EASEMENT AS DESCRIBED IN PATENT 1205849, DATED MARCH 4, 1960, RECORDED AS DOCKET 3322, PAGE 311, MARICOPA COUNTY ASSESSORS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 33 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 65 FEET THEREOF.





GENERAL LAND OFFICE PATENT
EASEMENT (GLOPE)

SCOTTSDALE, ARIZONA



Exhibit B
Resolution No. 13772
Page 1 of 1

Kimley»Horn

14648 North Scottsdale Road # 200
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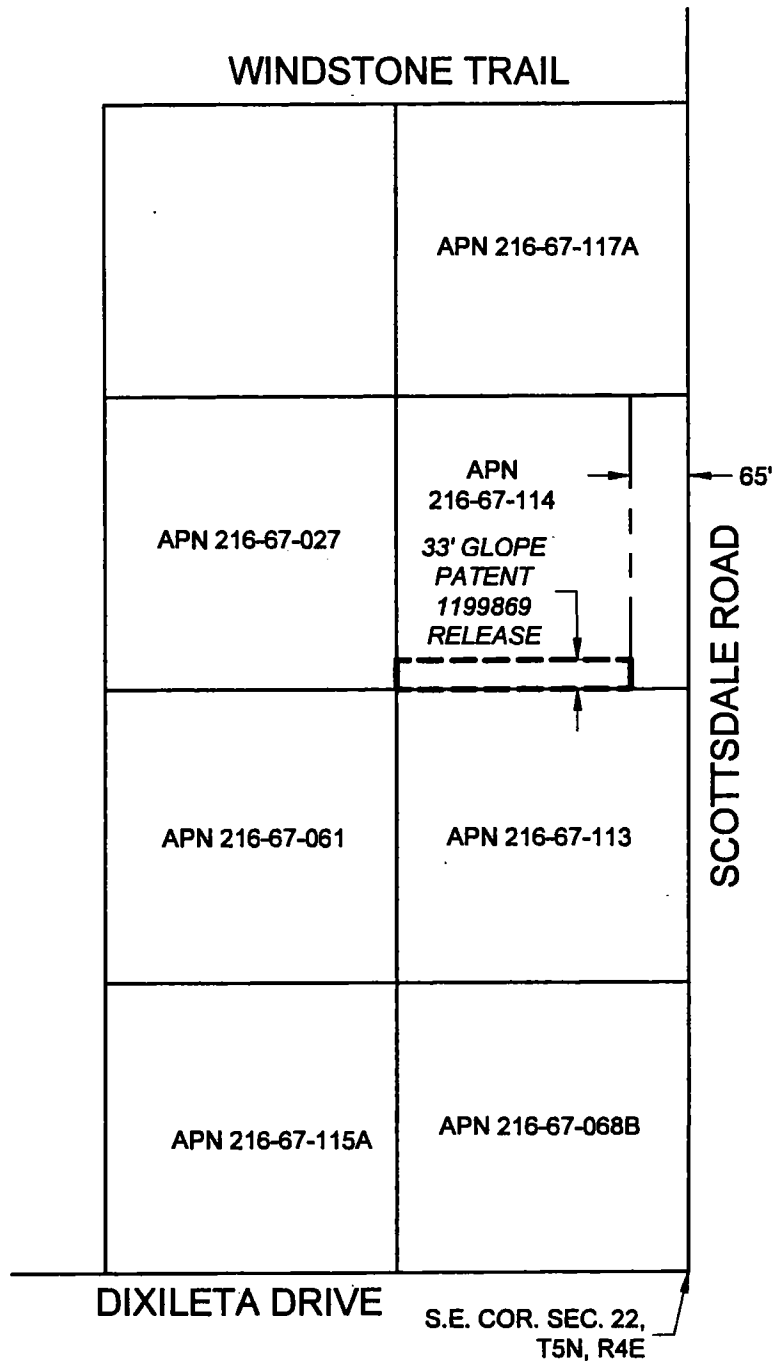
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A PORTION OF THE GENERAL LAND OFFICE PATENT EASEMENT AS DESCRIBED IN PATENT 1199869, DATED OCTOBER 1, 1959, RECORDED AS DOCKET 3216, PAGE 556, MARICOPA COUNTY ASSESSORS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 33 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 65 FEET THEREOF.





GENERAL LAND OFFICE PATENT
EASEMENT (GLOPE)

SCOTTSDALE, ARIZONA



Exhibit D
Resolution No. 13772
Page 1 of 1

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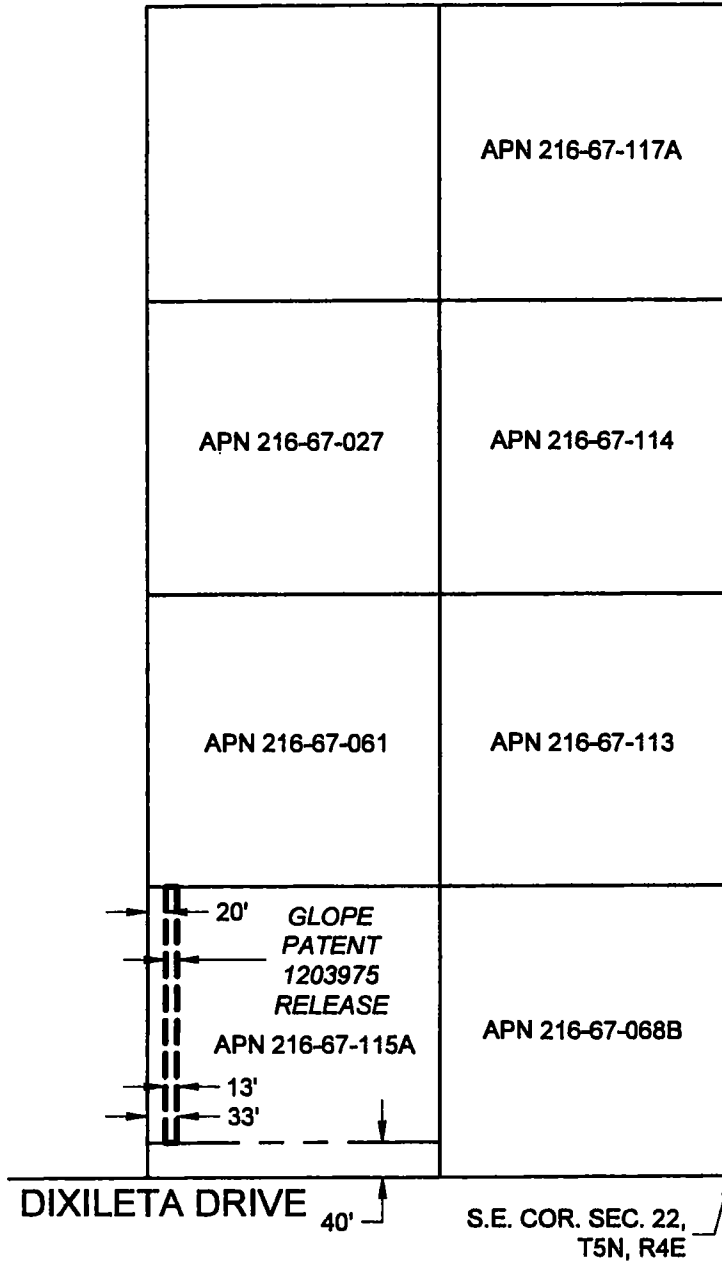
A PORTION OF THE GENERAL LAND OFFICE PATENT EASEMENT AS DESCRIBED IN PATENT 1203975, DATED JANUARY 18, 1960, RECORDED AS DOCKET 3428, PAGE 459, MARICOPA COUNTY ASSESSORS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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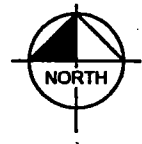
EXCEPT THE SOUTH 40 FEET THEREOF.



WINDSTONE TRAIL



SCOTTSDALE ROAD



DIXILETA DRIVE

40'

S.E. COR. SEC. 22,
T5N, R4E

GENERAL LAND OFFICE PATENT
EASEMENT (GLOPE)

SCOTTSDALE, ARIZONA



Exhibit F
Resolution No. 13772
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DMB

Checked by
ELS

Date
1/28/2026

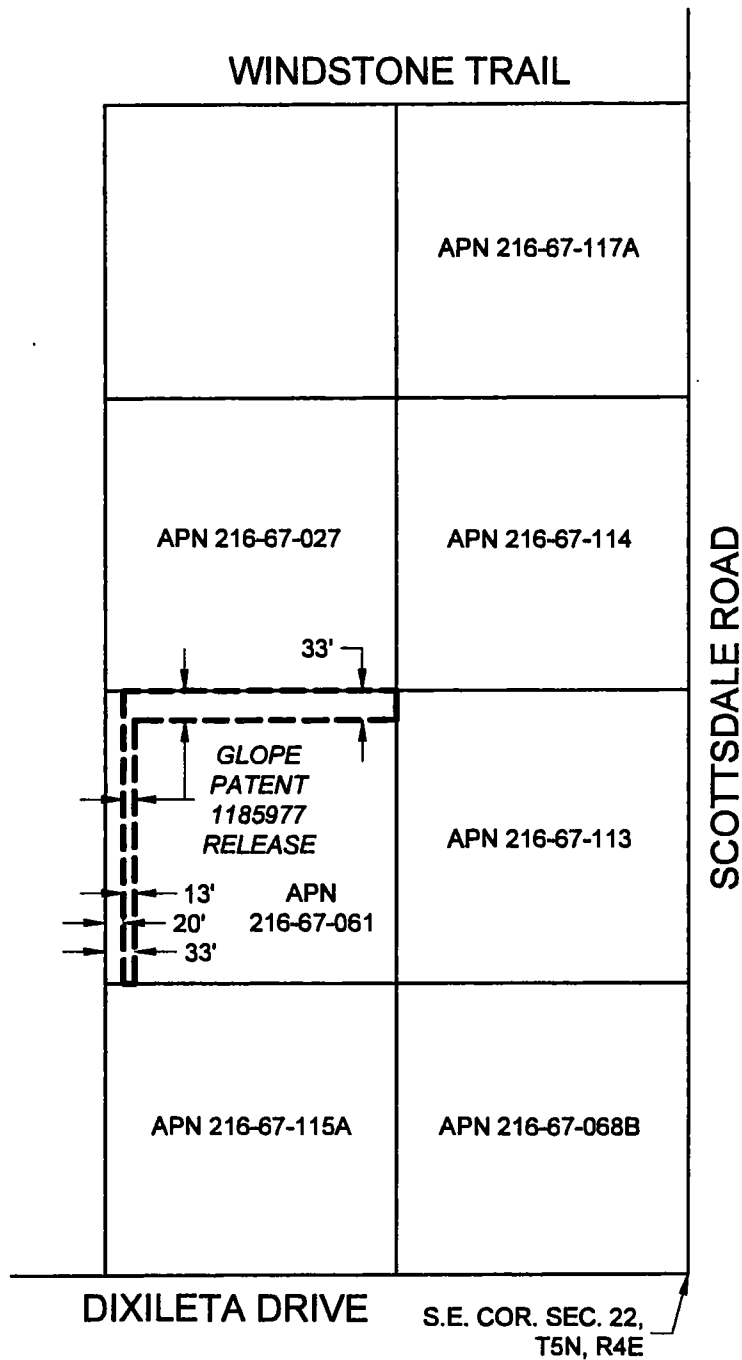
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A PORTION OF THE GENERAL LAND OFFICE PATENT EASEMENT AS DESCRIBED IN PATENT 1185977, DATED AUGUST 29, 1958, RECORDED AS DOCKET 2594, PAGE 27, MARICOPA COUNTY ASSESSORS OFFICE.

EXCEPT THE WEST 20 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.





**GENERAL LAND OFFICE PATENT
EASEMENT (GLOPE)**

SCOTTSDALE, ARIZONA



Exhibit H
Resolution No. 13772
Page 1 of 1

Kimley»Horn

14848 North Scottsdale Road # 200
Scottsdale, Arizona 85254

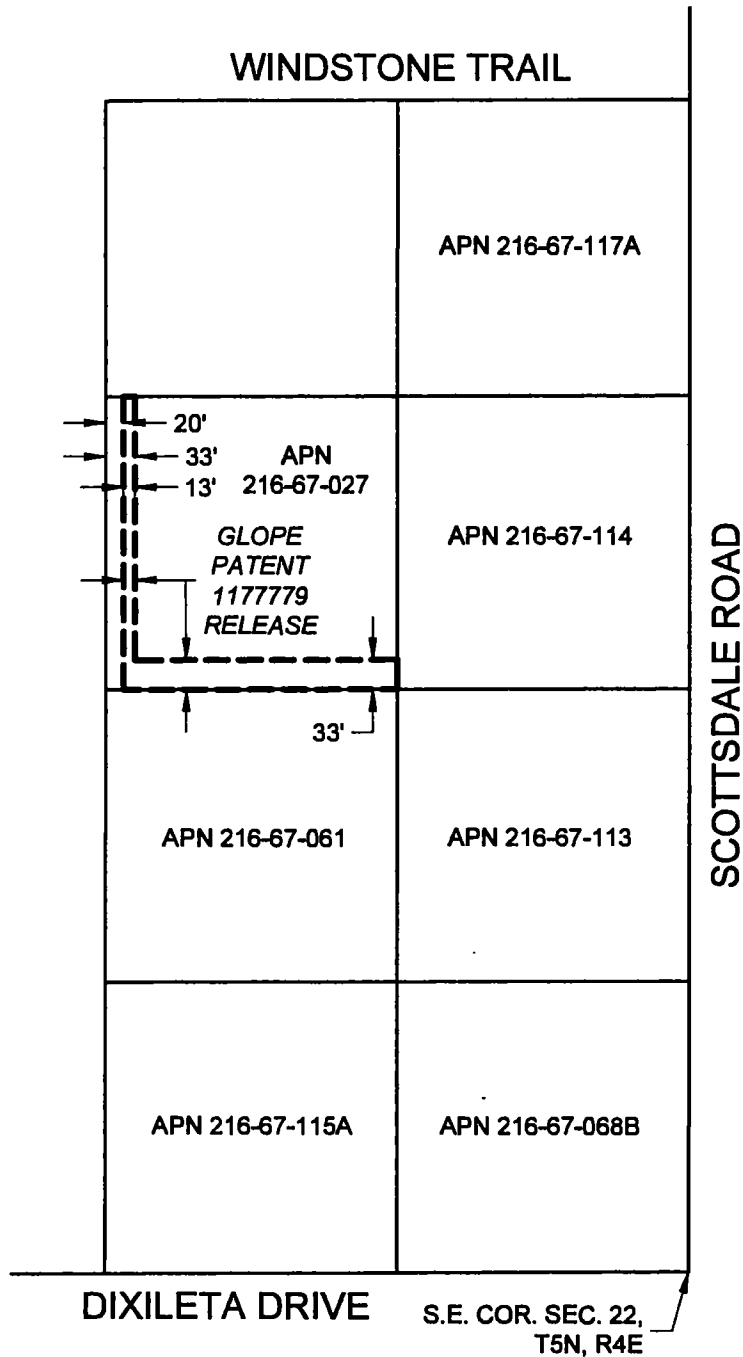
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A PORTION OF THE GENERAL LAND OFFICE PATENT EASEMENT AS DESCRIBED IN PATENT 1177779,
DATED DECEMBER 16, 1957, RECORDED AS DOCKET 2374, PAGE 445, MARICOPA COUNTY
ASSESSORS OFFICE.

EXCEPT THE WEST 20 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE
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4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.





GENERAL LAND OFFICE PATENT
EASEMENT (GLOPE)

SCOTTSDALE, ARIZONA



Exhibit J
Resolution No. 13772
Page 1 of 1

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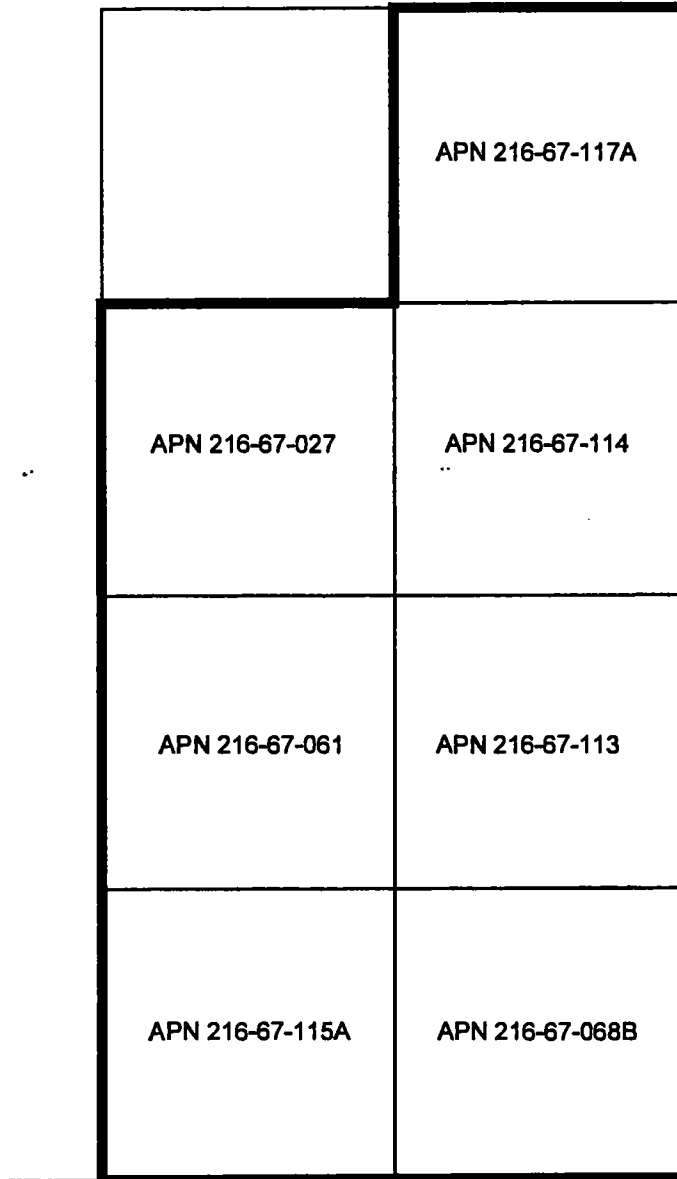
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Date
1/28/2026

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Sheet No.
1 of 1

WINDSTONE TRAIL



SCOTTSDALE ROAD

DIXILETA DRIVE

S.E. COR. SEC. 22,
T5N, R4E



Exhibit K
Resolution No. 13772
Page 1 of 1

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N.T.S.

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Checked by

Date
1/28/2026

Project No.
188053017

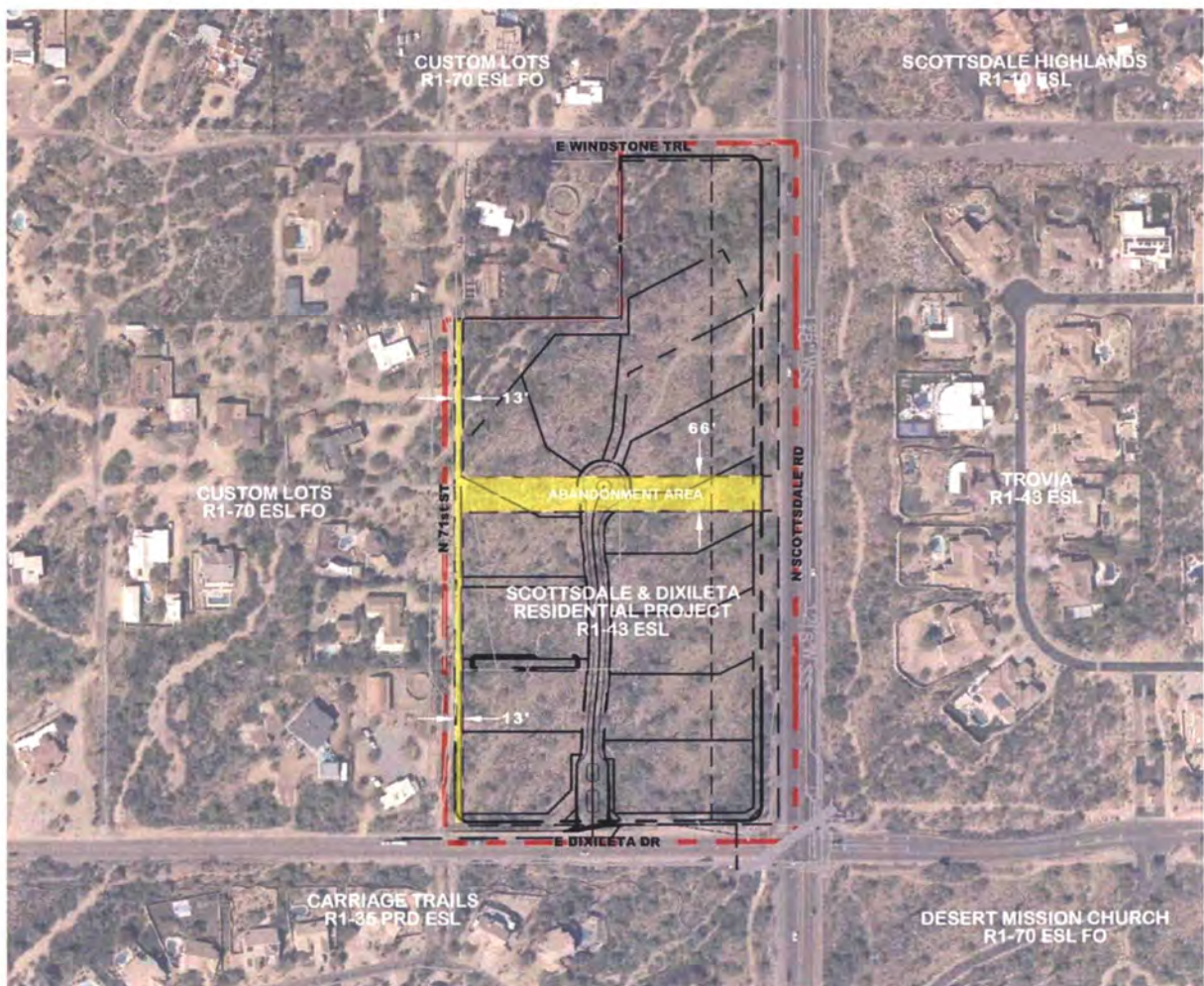
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1 of 1

Scottsdale & Dixileta by DR Horton
Abandonment Application

Project Narrative

1026-PA-2025

April 2026



Prepared by:

Kimley-Horn and Associates

2046 Riverview Auto Drive, Suite 400

Mesa, Arizona 85201

480-207-2666

I. Abandonment Request

Kimley-Horn is representing DR Horton in association with this application (1026-PA-2025), with the City of Scottsdale, requesting approval for the Scottsdale & Dixileta residential project right-of-way (ROW) abandonment associated with the +/-17.52-acre property (APN's 216-67-117A, 216-67-114, 216-67-027, 216-67-061, 216-67-113, 216-67-068C, and 216-67-115A), located at the northwest corner of the Scottsdale Road and E Dixileta Drive alignments. This abandonment area was previously approved by the City of Scottsdale in 2020 but has since expired (2-AB-2020#2). The entire property, currently zoned R1-43 ESL, is currently undeveloped and is surrounded by large lot residential communities zoned R1-70 ESL to the north and west, R1-43 ESL (Trovia) to the east and R1-35 PRD ESL (Carraige Trails) to the south.

Scottsdale & Dixileta is a proposed 14-lot large lot single-family residential subdivision, which has received preliminary plat (5-PP-2021) approval with the City of Scottsdale. The proposed abandonment consists of approximately 1.14 acres (49,744 SF) of vacant Public Utility and Roadway easements on the west boundary (13' wide) and at the property midpoint running east-west (66' wide). Currently, this area is vacant and provides limited access to neighboring properties. Once abandoned, new access will be dedicated to the site via a gated entry, private drive running north-south from E Dixileta Drive to the south. Utility companies have been contacted regarding the proposed abandonment (APS, Century Link, SW Gas). Correspondence is included with the application documents.

Existing Aerial Context



II. Consideration for Abandonment

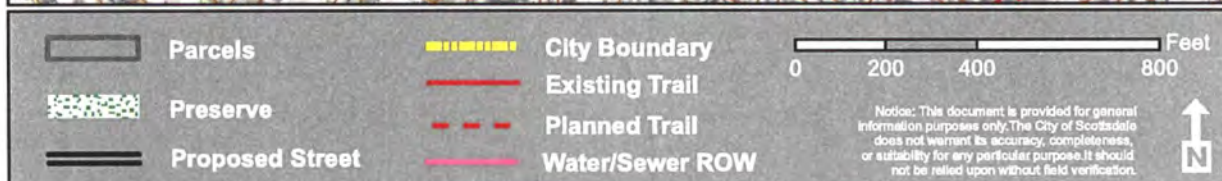
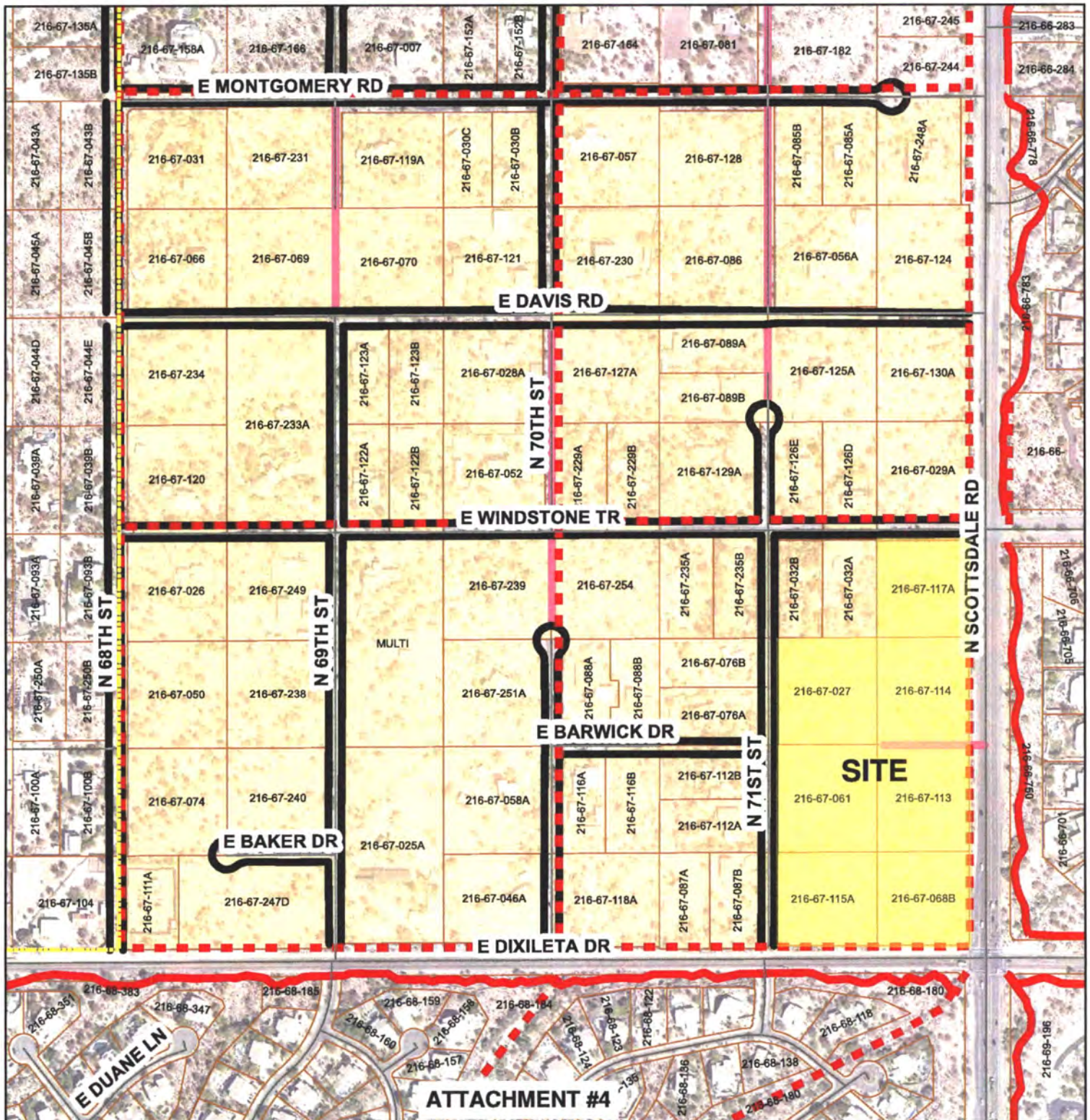
Based on the recently adopted valuation policy/procedure for abandonments, this type of scenario for GLO abandonment associated with new single-family residential subdivision would be attributed a standardized consideration fee at **\$1.00 per square foot**. The applicant concurs with this valuation for the 49,744 SF abandonment area.

Abandonment Exhibit



Desert Foothills Area 3

Local Area Infrastructure Plan



Last updated 1/26/2021

ENGINEER

KIMLEY-HORN & ASSOCIATES
2044 RIVERVIEW AUTO DRIVE, STE. 400
MESA, ARIZONA 85201
TELEPHONE: (480) 207-2887
CONTACT: JONATHAN QUIT, P.E.

OWNER/DEVELOPER

SCOTTSDALE ROAD AND DIXILETA, LLC
1880 S PRIZE ROAD, SUITE 200
CHANDLER, ARIZONA 85226
TELEPHONE: (480) 368-1081
CONTACT: DAN BOWEN

UTILITIES

WATER: CITY OF SCOTTSDALE
SEWER: ARIZONA PUBLIC SERVICE CO.
ELECTRIC: CENTURYLINK
CABLE T.V.: SOUTHWEST GAS
GAS: SOUTHWEST GAS

BUILDING SETBACKS

FRONT: 30'
SIDE: 15'
REAR: 25.25'

SURVEYOR

KIMLEY-HORN & ASSOCIATES
14648 NORTH SCOTTSDALE ROAD #200
SCOTTSDALE, ARIZONA 85234
TELEPHONE: (602) 807-1244
CONTACT: EDC L. SOSTERMAN

BENCHMARK

BENCHMARK IS A BRASS CAP IN HANDHOLE,
LOCATED AT THE INTERSECTION OF
SCOTTSDALE ROAD AND WINDSTONE ROAD,
EAST 1/4 CORNER OF SECTION 22, T4N, R4E.
ELEVATION=2198.807 (NAVD 88)

MOOD POINT ID: 4237
Q244 POINT NAME: 42345-1

BASIS OF BEARING

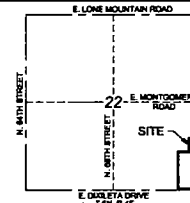
THE BASIS OF BEARING AND ALL MONUMENTATION
SHOWN HEREON IS BASED ON THE EAST LINE OF
THE SOUTHEAST QUARTER OF SECTION 22 AS
SHOWN IN BOOK 840, PAGE 88, MARICOPA COUNTY
RECORDS. SAID LINE BEARS NORTH 00 DEGREES 00
MINUTES 49 SECONDS EAST.

ZONING

ZONE: R1-43 E.S.L. 10

PRELIMINARY PLAT AND PRELIMINARY GRADING AND DRAINAGE FOR SCOTTSDALE AND DIXILETA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE
4 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

LEGEND

- PROJECT BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FORCE MAIN
- PROPOSED STORM DRAIN
- PROPOSED LOT LINE
- FUTURE BUILDING ENVELOPE
- PROPOSED RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- PROPOSED CENTERLINE
- BUILDING SETBACK
- DRAINAGE SWALE
- RETAINING WALL
- SCOUR WALL
- 100-YEAR INUNDATION LIMITS
- EROSION HAZARD SETBACK
- PROPOSED RIDGELINE
- PROPOSED SURVEY MONUMENT
- PROPOSED FIRE HYDRANT
- PUBLIC NON-MOTORIZED ACCESS EASEMENT
- RIGHT-OF-WAY
- BACK OF CURB
- TYPICAL
- ACCESS EASEMENT
- DRAINAGE AND FLOOD CONTROL EASEMENT
- EXISTING
- CENTERLINE
- PROPERTY LINE
- HOMEOWNERS ASSOCIATION
- WATER AND SEWER FACILITIES EASEMENT
- REAR YARD SETBACK
- SIDE YARD SETBACK
- FRONT YARD SETBACK
- CUBIC FEET PER SECOND
- TO BE ABANDONED
- SIGHT VISIBILITY TRIANGLE
- DESERT SCENIC ROADWAY EASEMENT
- TO BE ABANDONED
- VEHICULAR NON-ACCESS EASEMENT
- PAVEMENT SPOT ELEVATION AT FINISHED GRADE
- FLOW LINE
- EXISTING GRADE
- SCENIC CORRIDOR EASEMENT
- DESERT SCENIC ROADWAY SETBACK
- SLOPE AT FINISHED GRADE
- PROPOSED LOT NUMBERS
- LAST LOT IDENTIFIER
- CROSS SECTION ID
- PEAK FLOWS:
27' - POST DEVELOPMENT
(30) - PRE DEVELOPMENT
- FILL AREA GREATER THAN 6'
(AND LESS THAN 8')
- CUT AREA GREATER THAN 6'
(AND LESS THAN 8')
- APPROX. LIMITS OF 100 YEAR INUNDATION
- PAD CONSTRUCTION ENVELOPE

LEGAL DESCRIPTION

PARCEL 1
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT ALL OIL
GAS AND OTHER MINERAL DEPOSITS AS RESERVED BY THE
UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

PARCEL 2
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT ALL OIL
GAS AND OTHER MINERAL DEPOSITS AS RESERVED BY THE
UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

PARCEL 3
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THAT
PORTION CONVEYED TO THE CITY OF SCOTTSDALE, A MUNICIPAL
CORPORATION IN DOCUMENT NO. 1987-01507, EXCEPT ALL OIL
GAS AND OTHER MINERAL DEPOSITS AS RESERVED BY THE
UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

PARCEL 4
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT ALL OIL
GAS AND OTHER MINERAL DEPOSITS AS RESERVED BY THE
UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

PARCEL 5
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT ALL OIL
GAS AND OTHER MINERAL DEPOSITS AS RESERVED BY THE
UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

PARCEL 6
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT ALL OIL
GAS AND OTHER MINERAL DEPOSITS AS RESERVED BY THE
UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

PARCEL 7
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT ALL OIL
GAS AND OTHER MINERAL DEPOSITS AS RESERVED BY THE
UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

LOT AREA TABLE

LOT NO.	AREA (SQ)	ZONING
1	32,271.65	R1-43
2	32,289.45	R1-43
3	32,485.82	R1-43
4	32,369.82	R1-43
5	32,831.48	R1-43
6	34,758.85	R1-43
7	33,683.53	R1-43
8	32,315.25	R1-43
9	32,259.96	R1-43
10	32,254.73	R1-43
11	32,258.75	R1-43
12	32,276.73	R1-43
13	32,893.42	R1-43
14	33,850.53	R1-43

154. AMENDED STANDARDS

SITE DATA

GROSS AREA 17.52 AC±
NET AREA 14.41 AC±
TOTAL NUMBER OF LOTS 14
AVERAGE LOT AREA 0.75 AC±
MINIMUM LOT AREA 32,250 S.F.
DENSITY 0.79 DU/AC

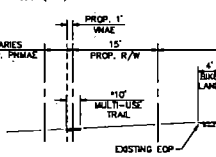
GRADING NOTES

1. [] & [] INDICATE ANTICIPATED CUT AND
FILL HEIGHTS AT THE LOCATION FROM
PROPOSED FUTURE PAD ELEVATION TO
EXISTING GROUND.

PRELIMINARY EARTHWORK
RAW CUT: 20,550 CY
RAW FILL: 8,000 CY

FIRE DEPARTMENT NOTES

1. UNSTRUCTURED VERTICAL CLEARANCE MIN.
13'
2. PROVIDE KNOX ENTRY ACCESS SYSTEM
2.1. KNOX KEY BOX
2.2. KNOX KEY CYLINDER
2.3. KNOX OVERHEAD & PRE-EMPTION STROBE
SWITCH FOR AUTOMATIC GATES
3. HYDRANT SPACING PER DSRM 6-1.302.
4. FIRE LANE SURFACE SHALL SUPPORT 63,000
LBS. (GVW)



MULTI-USE TRAIL TO MEANDER WITHIN THE
EXISTING TRACT R/W AS WELL AS THE
SCENIC CORRIDOR IN AREAS TO NOW WITH
TERRAIN AND EXISTING SITE CONSTRAINTS.

SCOTTSDALE ROAD SECTION
(LOOKING NORTH)
N.T.S.

N.T.S.

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING
ENVELOPES AND ROADWAY TRACTS WILL BE
DEDICATED ON THE FINAL PLAT AS NATURAL AREA
OPEN SPACE (NAOS).

REQUIRED NAOS: 4.05 AC (28.18)
PROPOSED NAOS: 5.05 AC (35.08)
PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL
NAOS EXHIBIT, PER LOT NAOS FOR REFERENCE.
ONLY NAOS REQUIRED IS FOR EXISTING PROJECT NOT
PER LOT BASIS.

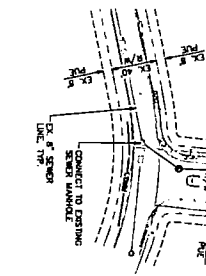
NAOS LOCATED IN TRACTS TO BE MAINTAINED BY
THE SCOTTSDALE AND DIXILETA HOMEOWNERS
ASSOCIATION. NAOS LOCATED ON LOT TO BE
MAINTAINED BY INDIVIDUAL PROPERTY OWNER.

ENGINEERS CERTIFICATION:

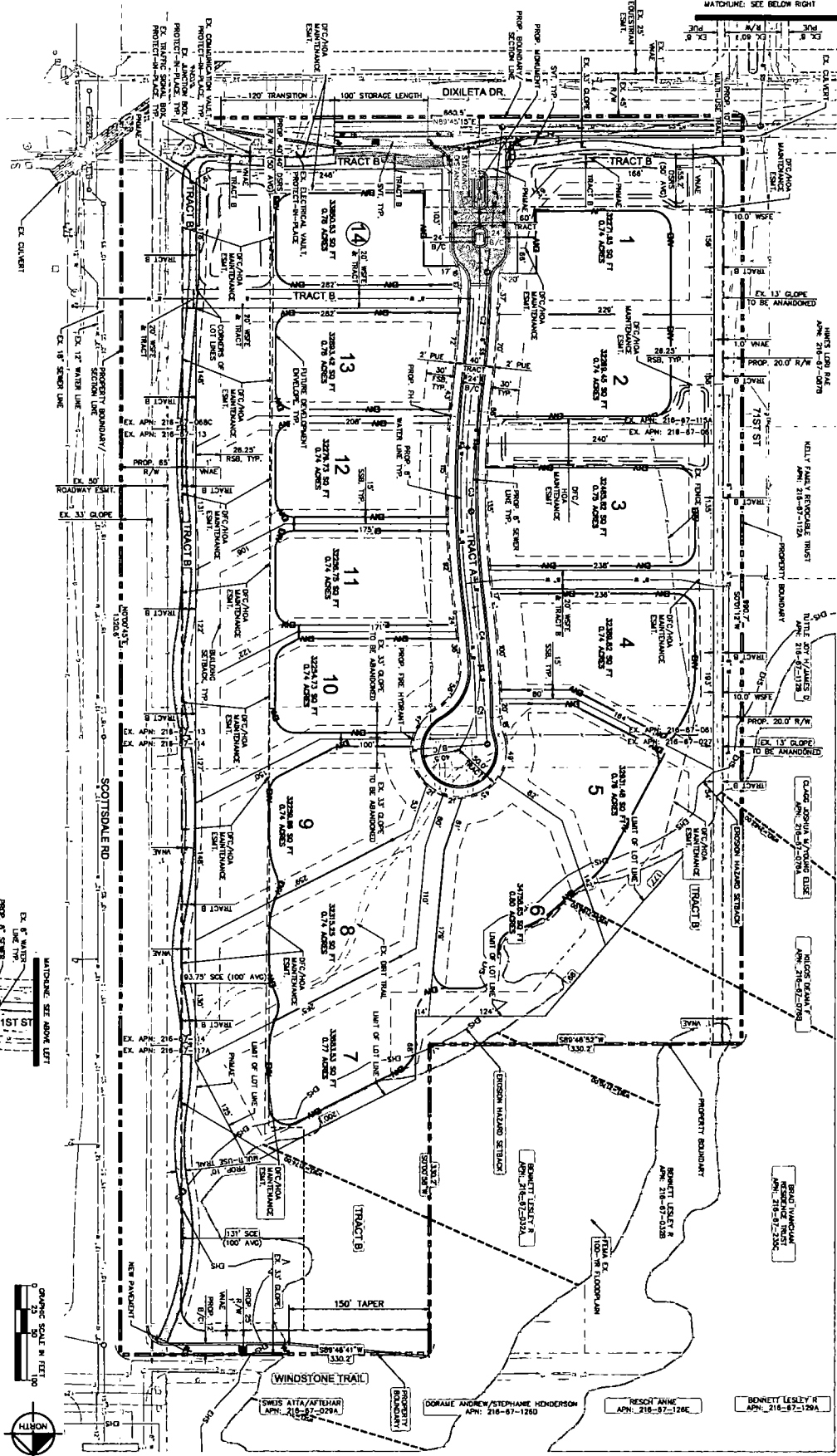
THE LOWEST FLOOD ELEVATIONS AND/OR FLOOD PROOFING
ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE
PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND
ARE IN ACCORDANCE WITH SCOTTSDALE REVISION CODE CHAPTER 37
- FLOODPLAIN AND STORMWATER REGULATIONS.

LINE TABLE	
LINE	LENGTH
1	154.20
2	577.44
3	187.7

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	1000.00'	122.50'	70.11°
C2	1000.00'	148.10'	103.94°
C3	1000.00'	148.10'	103.94°
C4	1000.00'	148.10'	103.94°
C5	1000.00'	148.10'	103.94°



NOTE: THIS PLAT WILL HAVE THE RIGHT TO ACCESS LOT 1 & 2, AND 10 TO 15, TO THE SOUTH SIDE OF THE PLAT.

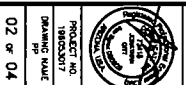


SCOTTSDALE AND DIXILETA
PRELIMINARY PLAT
SCOTTSDALE, AZ

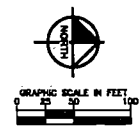
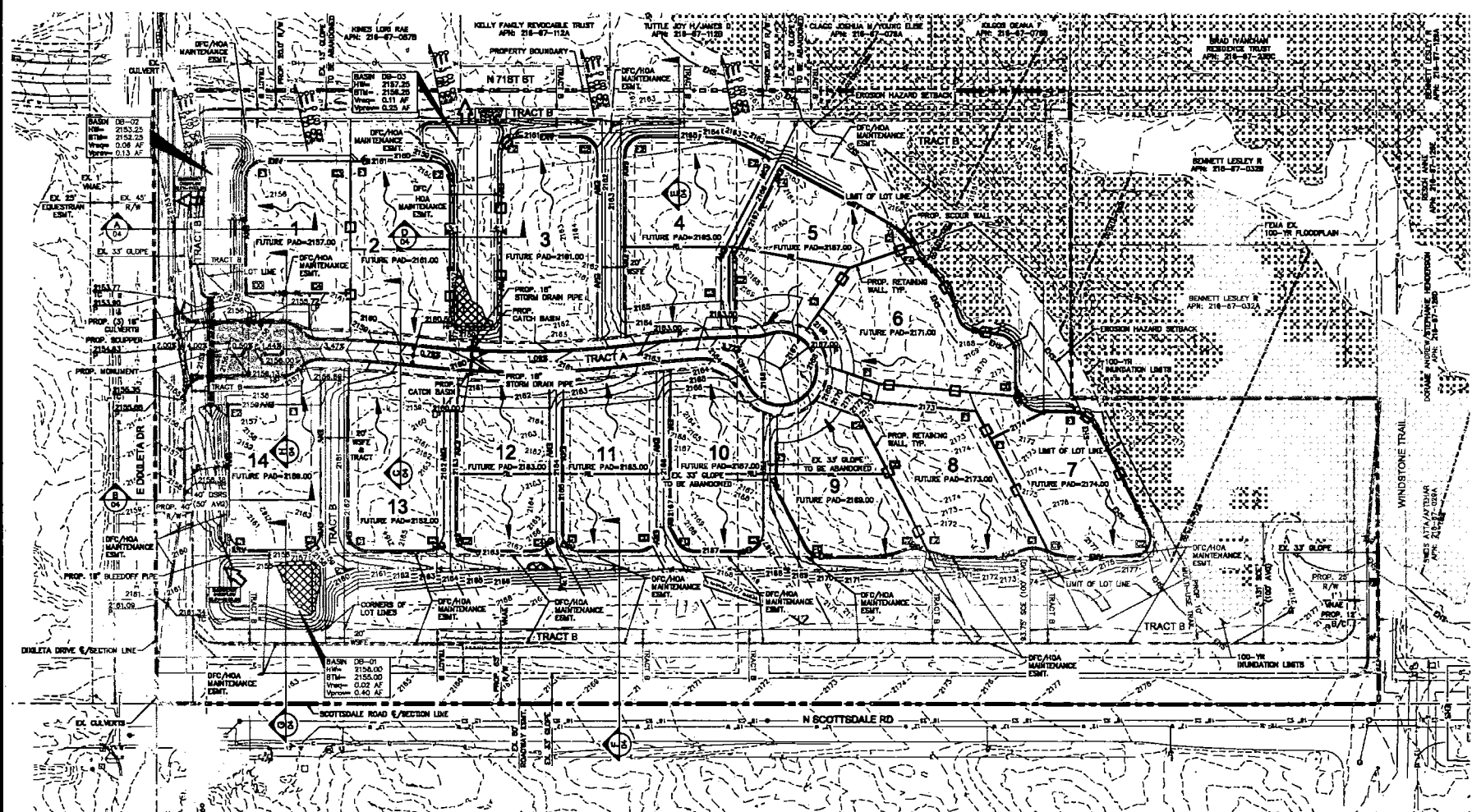
SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: KJH
DRAWN BY: JPD
CHECKED BY: JPD
DATE: August 2028

Kimley»Horn
© 2028 KIMLEY-HORN AND ASSOCIATES, INC.
2048 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201 (480) 207-2968

NO.	REVISION	BY/DATE	APPROV.



EACH LOT WILL BE RESPONSIBLE FOR
MAINTAINING THEIR OWN SCOUR WALL. SCOUR
WALL JOINT WILL BE PLACED WITHIN WALL AT
PROPERTY LINE OF ADJACENT LOTS TO ENSURE
EACH OWNER HAS THE ABILITY TO MAINTAIN
THEIR OWN SCOUR WALL.



Kimley»Horn
SCOTTSDALE AND DIXLETA
PRELIMINARY PLAT
GRADING & DRAINAGE PLAN
SCOTTSDALE, AZ



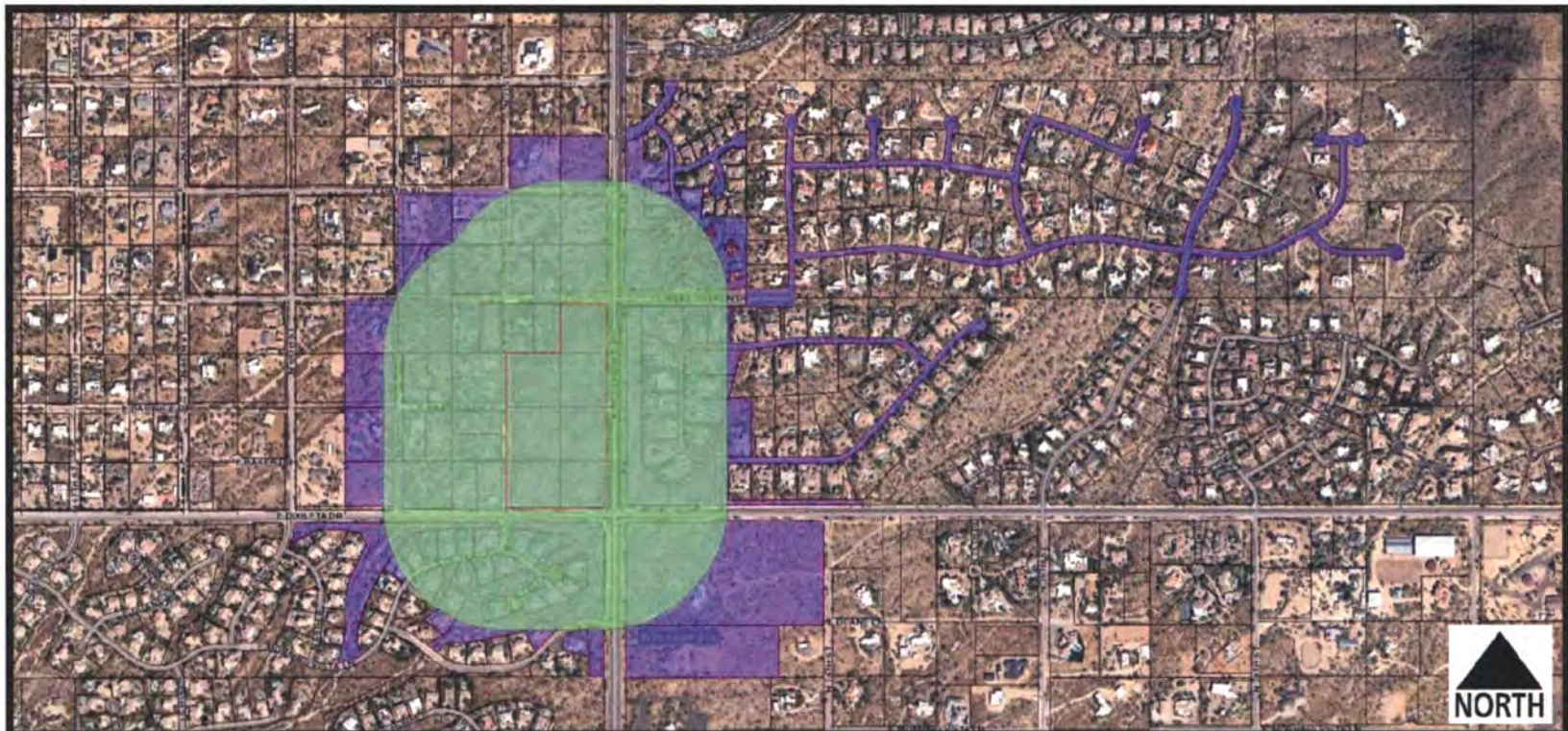
PROJECT NO.
190053017
DRAWING NAME
03
03 of 04

SCALE: 1"=40' HORIZ
1"=20' VERT
DESIGNED BY: JPP
CHECKED BY: JPP
DATE: August 2008

NO.	REVISION	BY	DATE	APP.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

City Notifications – Mailing List Selection Map

Scottsdale and Dixileta GLO Abandonments



Additional Notifications:

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

Labels Pulled
April 28th, 2026

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 130

AB-0003-2026



Approved 9/23/2026

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

WEDNESDAY, SEPTEMBER 9, 2026

***SUMMARIZED MEETING MINUTES ***

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

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Becca Cox
Jeff Barnes
Chris Zimmer
Jason Katz
Jack Kelly
Jason McWilliams

CALL TO ORDER

Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of the August 12, 2026 [Regular Meeting Minutes](#).
Commissioner Reid made a motion to approve the August 12, 2026 Regular Meeting Minutes. Second by Commissioner Drake, the motion passed unanimously by a vote of seven (7) 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"

ATTACHMENT #7

CONSENT AGENDA

2. [4-AB-2025 \(Sierra Pinta Residence Abandonment\)](#)

Request by owner for the City of Scottsdale to abandon a twenty-five (25) foot roadway easement along the northern boundary of the residential property located at 9021 E Sierra Pinta Drive with Single-family Residential Environmentally Sensitive Lands Overlay (R1-35 ESL) zoning. Owner to dedicate property interests, if required, to the City of Scottsdale. Staff contact person is Jason Katz, 480-312-2542. **Applicant contact person is Treg Day, 602-377-9060.**

3. [AB-0002-2026 \(60th St. Abandonment\)](#)

Request by applicant for the City of Scottsdale to abandon sixty-six feet of right-of-way along the N 60th Street alignment between E Quail Track Drive and E Pinnacle Vista Drive adjacent to the property located at 5932 E Quail Track Drive with existing Single-family Residential Environmentally Sensitive Lands Foothills Overlay (R1-43 ESL FO) zoning. Property owner to dedicate necessary Water and Sewer Facilities Easement with plat combining existing parcels and subject right-of-way. Staff contact person is Jason Katz, 480-312-2542. **Applicant contact person is Margaret Walker, 480-250-8022.**

4. [AB-0003-2026 \(Scottsdale and Dixileta GLO Abandonments\)](#)

Request by owner for re-approval of an expired abandonment approval of certain 33-foot General Land Office Patent (GLO) easement segments and the east 13-feet of the 33-foot (GLO) easement running along N. 71st Street, all within a +/-17.52-acre site, located at the northwest corner of N. Scottsdale Road and E. Dixileta Drive with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay zoning (R1-43 ESL FO). Owner to dedicate property interests to the City. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Jon Gitt, 480-207-2687.**

Items No. 2, 3 & 4; Vice Chair Scarbrough made a motion for recommendation of approval to City Council for cases 4-AB-2025, AB-0002-2026 and AB-0003-2026 after finding that the proposed abandonments are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner Ertel, the motion passed unanimously by a vote of seven (7) to zero (0).

5. [UP-0005-2026 \(Select Education\)](#)

Request for a Conditional Use Permit for an educational service, elementary and secondary school, on a +/-5 -acre site with Single-Family Residential (R1-190 ESL) zoning located at 9201 E. Happy Valley Road. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is Joseph Martinka, 480-516-2868.**

Item No. 5; Moved to Regular Agenda. Commissioner Ertel made a motion for recommendation of approval to City Council for case UP-0005-2026 after finding that the CUP criteria have been met and that the proposed Conditional Use Permit is consistent and conforms with the adopted General Plan, per the attached stipulations. Second by Commissioner Drake, the motion passed unanimously by a vote of seven (7) 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"

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:21 p.m.