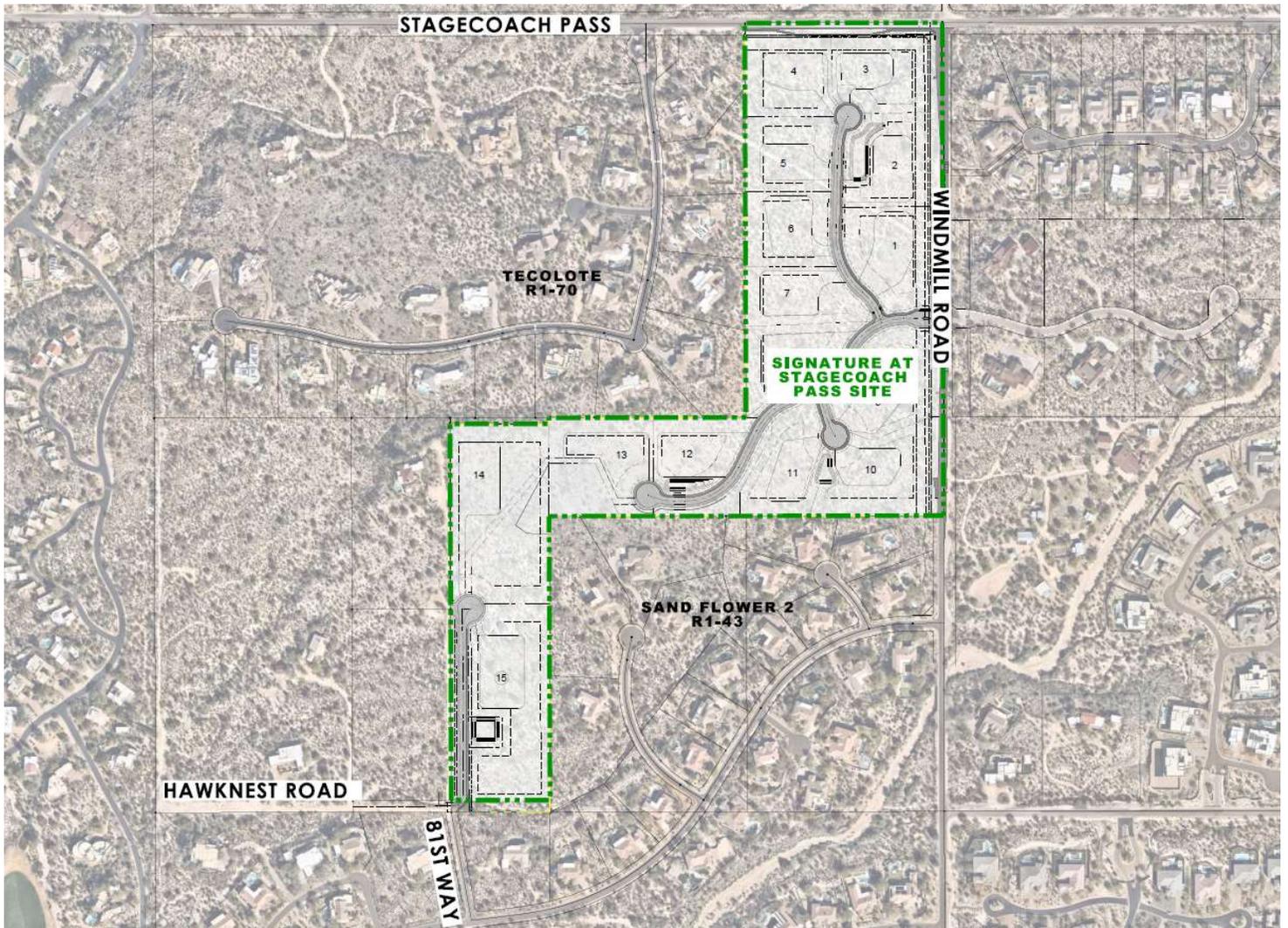


Signature at Stagecoach Pass by Shea Homes
Abandonment Application
Project Narrative

955-PA-2021



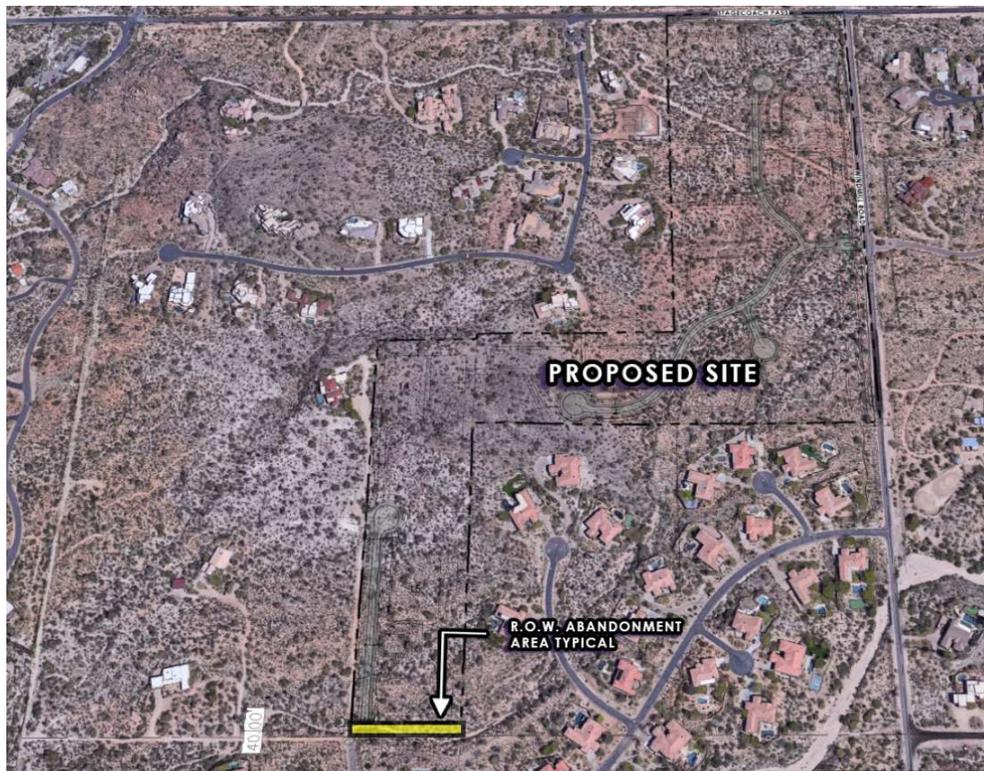
Prepared by: Kimley-Horn and Associates
1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210
480-207-2666

I. Abandonment Request

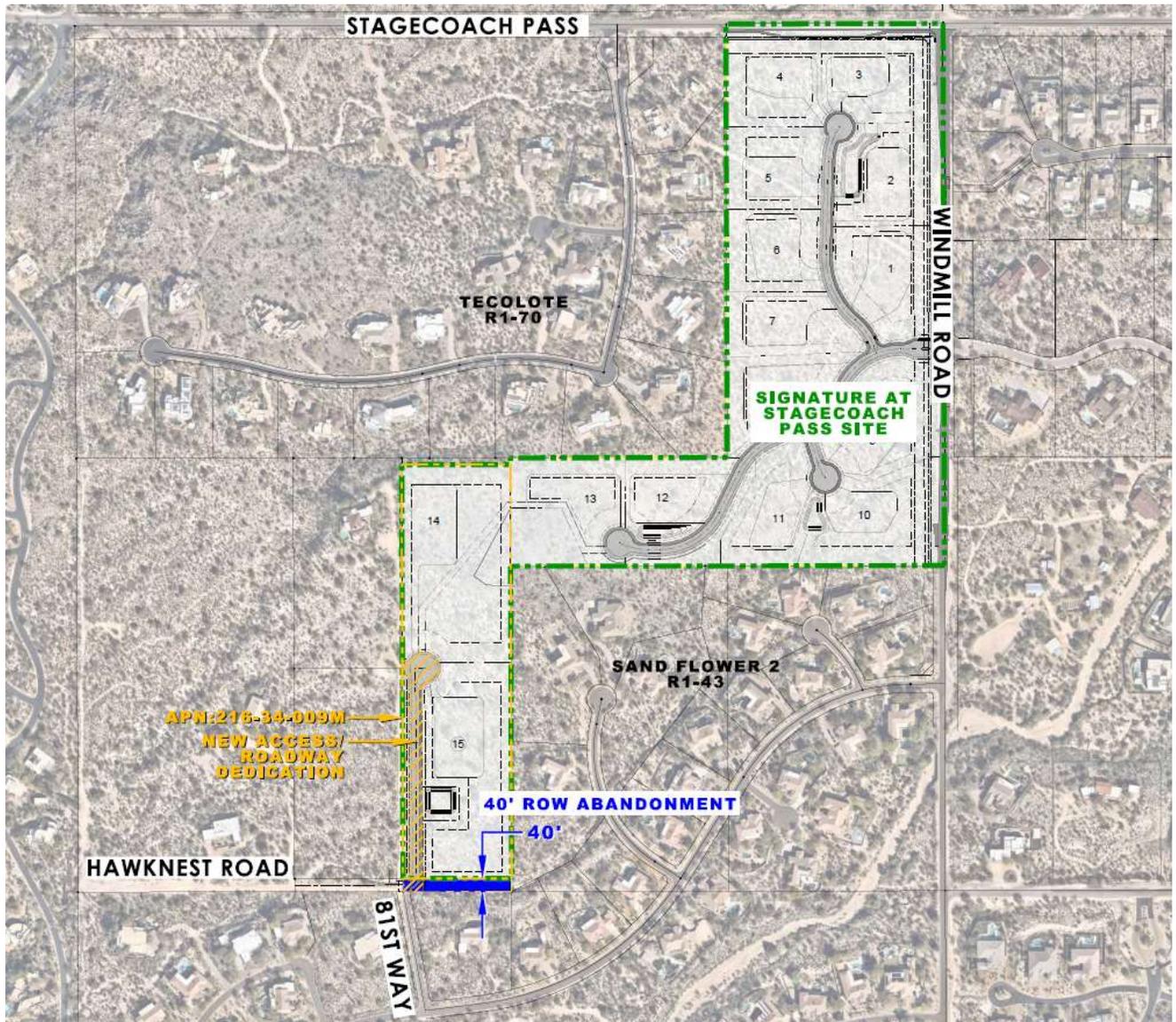
Kimley-Horn is representing Shea Homes in association with this application (955-PA-2021), with the City of Scottsdale, requesting approval for the Signature at Stagecoach Pass right-of-way (ROW) abandonment associated with the +/-40-acre property (APN: 216-34-011A, 216-34-009K, 216-34-009H, 216-34-009M) located at the southwest corner of E Stagecoach Pass and N Windmill Road. The entire property, currently zoned R1-70 & R1-190, is currently undeveloped and is surrounded by the Tecolote residential community (R1-70) to the northwest, the Sand Flower 2 residential community (R1-43) to the southeast, large lot single-family residential (R1-190) to the west and N Windmill Rd defining the east boundary with E Stagecoach Pass on the north boundary.

Signature at Stagecoach Pass is a proposed 15-lot large lot single-family residential subdivision, which has received preliminary plat (955-PA-2021) approval with the City. The proposed abandonment consists of approximately .303 acres of vacant roadway easement on the south boundary (40') of the proposed Signature at Stagecoach Pass development. Currently this area is vacant and provides no access to neighboring properties at the connection point of N 81st Way and the E Hawknest Rd alignment.

Existing Aerial Context



Site Context

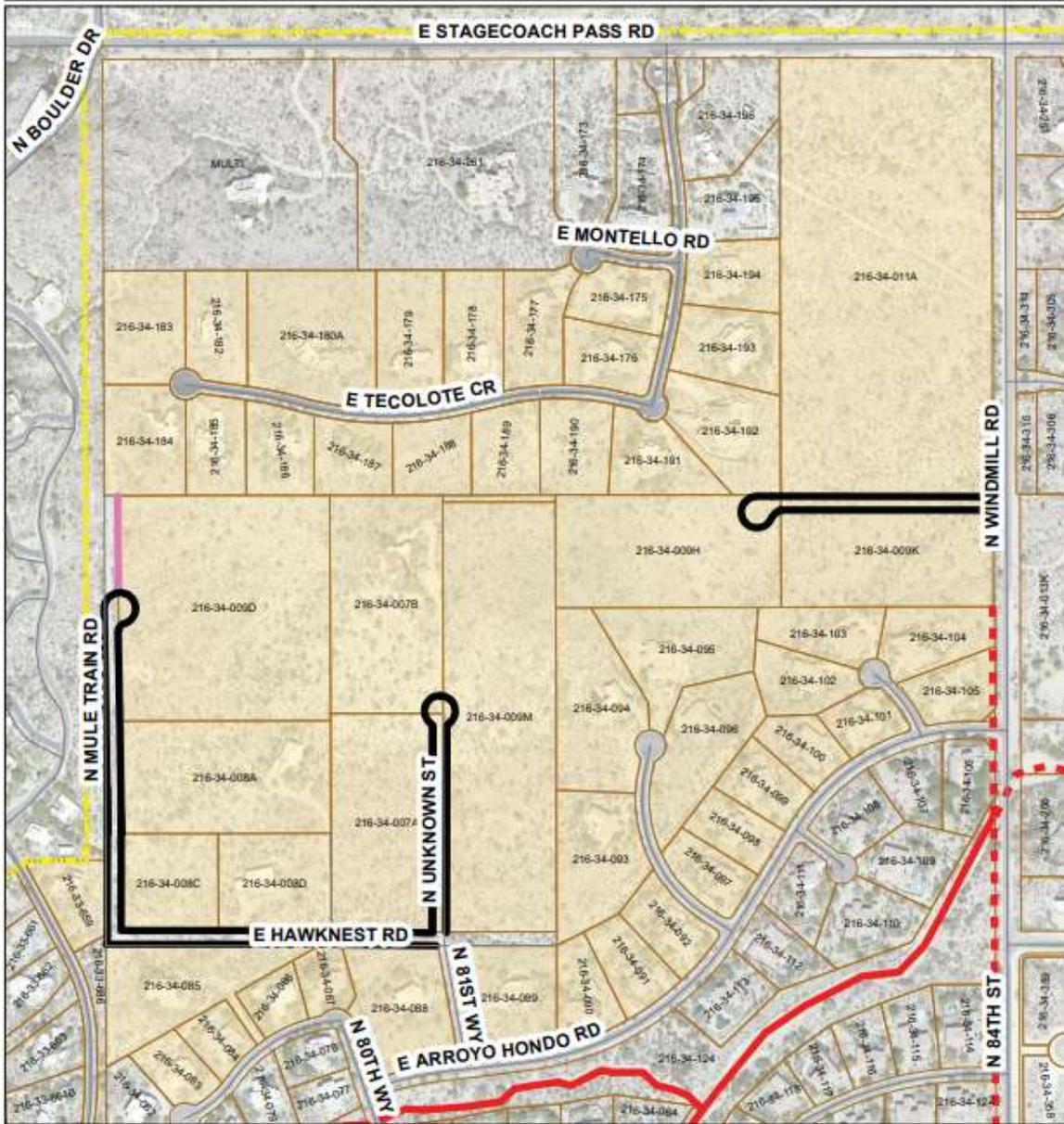


II. Consideration for Abandonment

It has been determined as a result of the Arizona “Gift Clause” legislation that monetary consideration to the city is requested for the abandonment of dedicated right-of-way. The land area, which is vacant desert and provides no access, to be abandoned consists of 13,211 s.f. or 0.303 acres. However, based on similar cases, the proposed roadway dedication for the new internal roadway (0.80 acres), which will provide real access consistent with the Whisper Rock Area 1 Local Area Infrastructure Plan (LAIP), provides as an offset for the abandonment consideration.

LAIP Context

Whisper Rock Area 1 Local Area Infrastructure Plan



	Parcels		City Boundary	0 165 330 660 Feet	
	Preserve		Existing Trail		<p><small>Notes: This document is intended 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 further verification.</small></p>
	Proposed Street		Planned Trail		
			Water/Sewer ROW		



Last updated 10/2/2018

Document Path: V:\Transportation\Transportation\Workgroups\TransportationGIS\LAIPs\Whisper Rock\LAIPs_WhisperRock1_10-2-2018_c.mxd

Existing ALTA Context

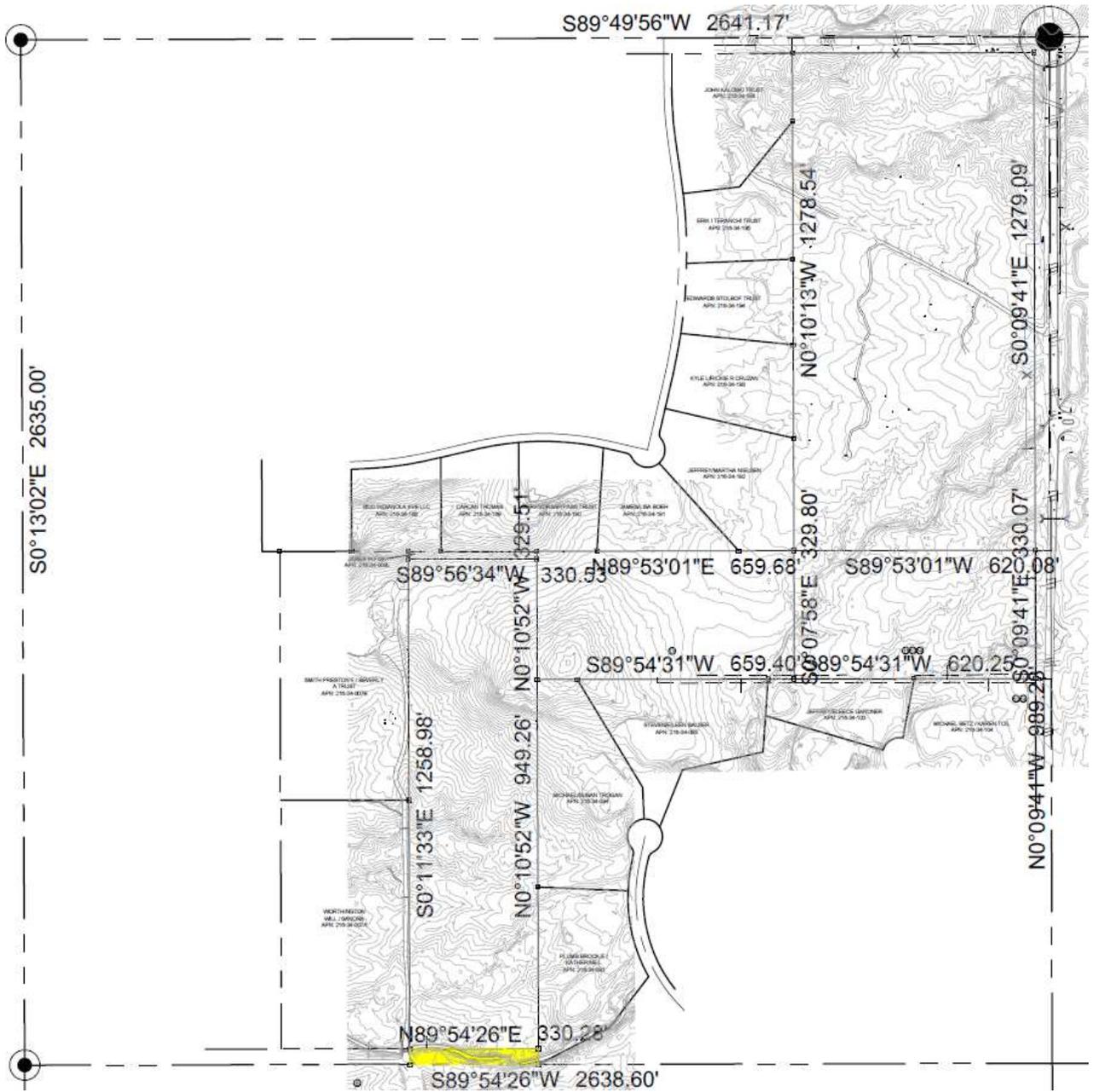


EXHIBIT A LEGAL DESCRIPTION ROW ABANDONMENT

THAT PORTION OF DOCKET 1932, PAGE 511, MARICOPA COUNTY RECORDS, ARIZONA LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE CENTER QUARTER OF SAID SECTION 1 BEARS NORTH 89°54'26" EAST, A DISTANCE OF 2638.60 FEET;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 1, NORTH 89°54'26" EAST, A DISTANCE OF 989.03 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°11'33" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 89°54'26" EAST, A DISTANCE OF 330.28 FEET;

THENCE SOUTH 00°10'52" EAST, A DISTANCE OF 40.00 FEET TO SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°54'26" WEST, A DISTANCE OF 330.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13,211 SQ.FT. OR 0.303 ACRES MORE OR LESS.



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7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020			Tel. No. (800) 837-5511		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	09/29/2022	191065007	1 OF 2

EXHIBIT B



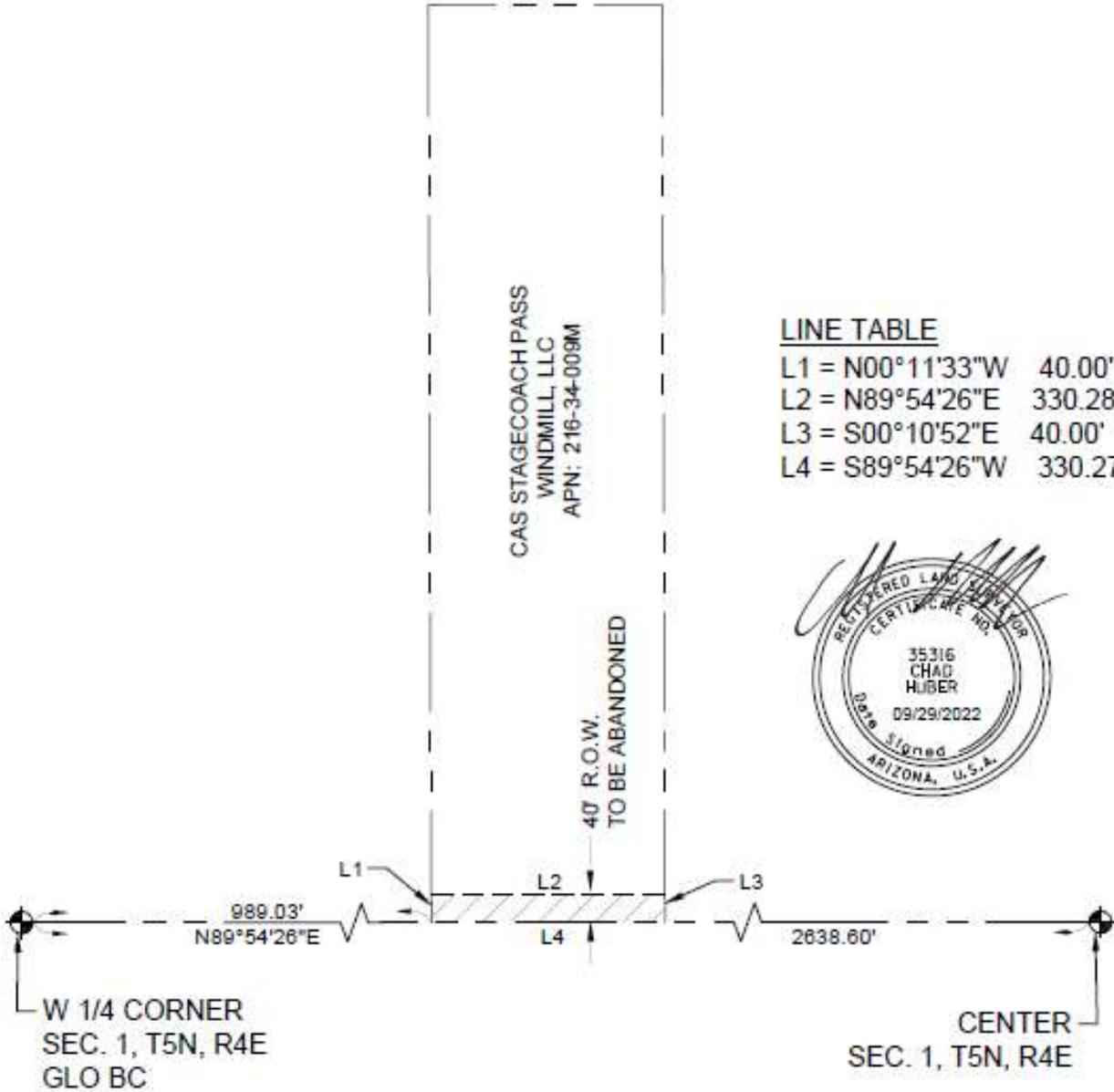
CAS STAGECOACH PASS
WINDMILL, LLC
APN: 216-34-009M

LINE TABLE

L1	= N00°11'33"W	40.00'
L2	= N89°54'26"E	330.28'
L3	= S00°10'52"E	40.00'
L4	= S89°54'26"W	330.27'



40' R.O.W.
TO BE ABANDONED

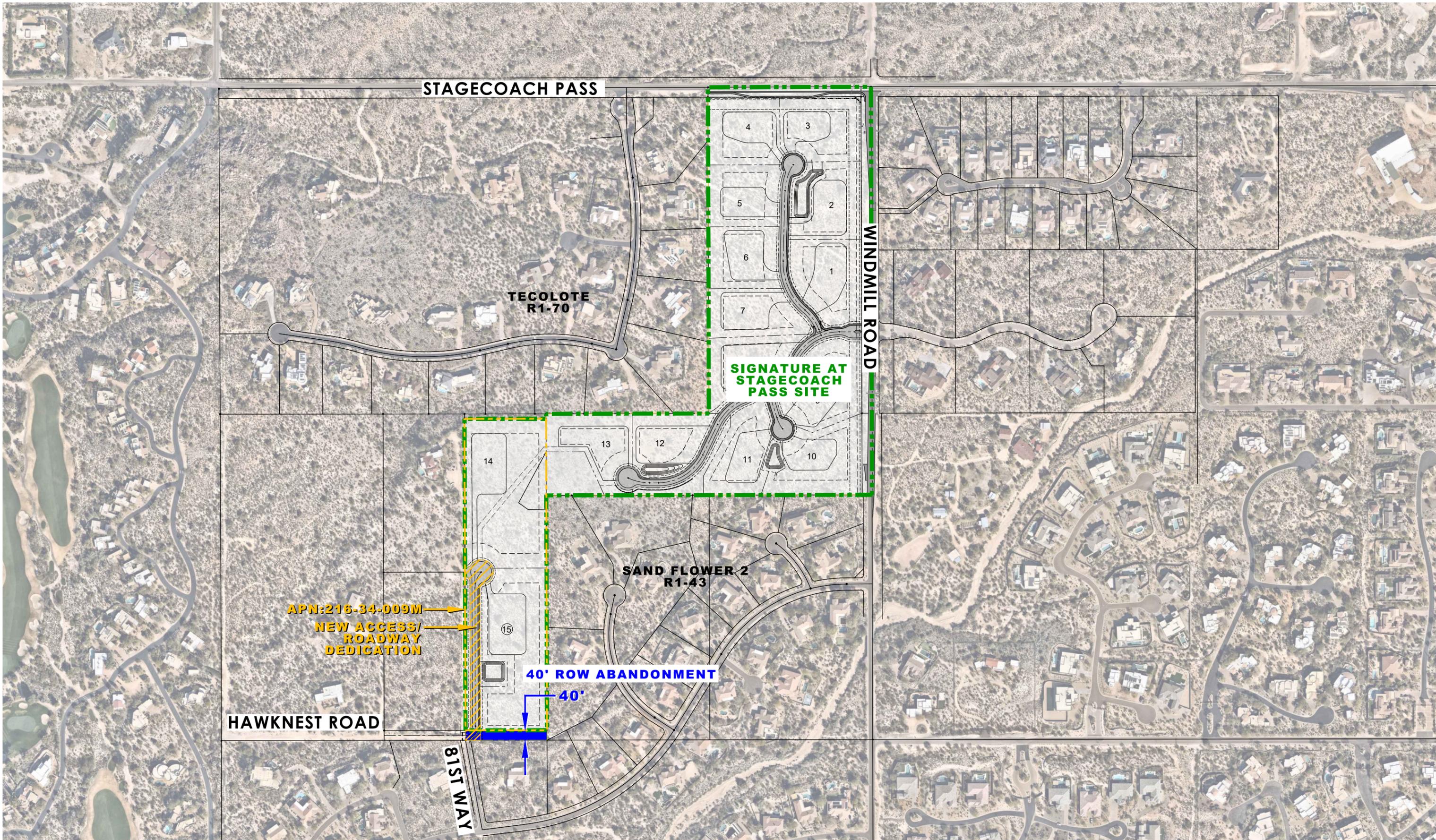


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Scale N.T.S.	Drawn by CWH	Checked by CWH	Date 09/29/2022	Project No. 191065007	Sheet No. 2 OF 2
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STAGECOACH AND WINDMILL

SCOTTSDALE, AZ

ABANDONMENT CONTEXT AERIAL

01.15.2023

Kimley»Horn



DRAWN BY: JK SCALE: APPROX.