### The Collectors Garages at Westworld GLOPE ABANDONMENT REQUEST Project #8-AB-2024

1<sup>st</sup> Submittal: September 24, 2024 2<sup>nd</sup> Submittal: December 11, 2024

 Property Address:
 9875 & 9909 E McDowell Mountain Ranch Rd.

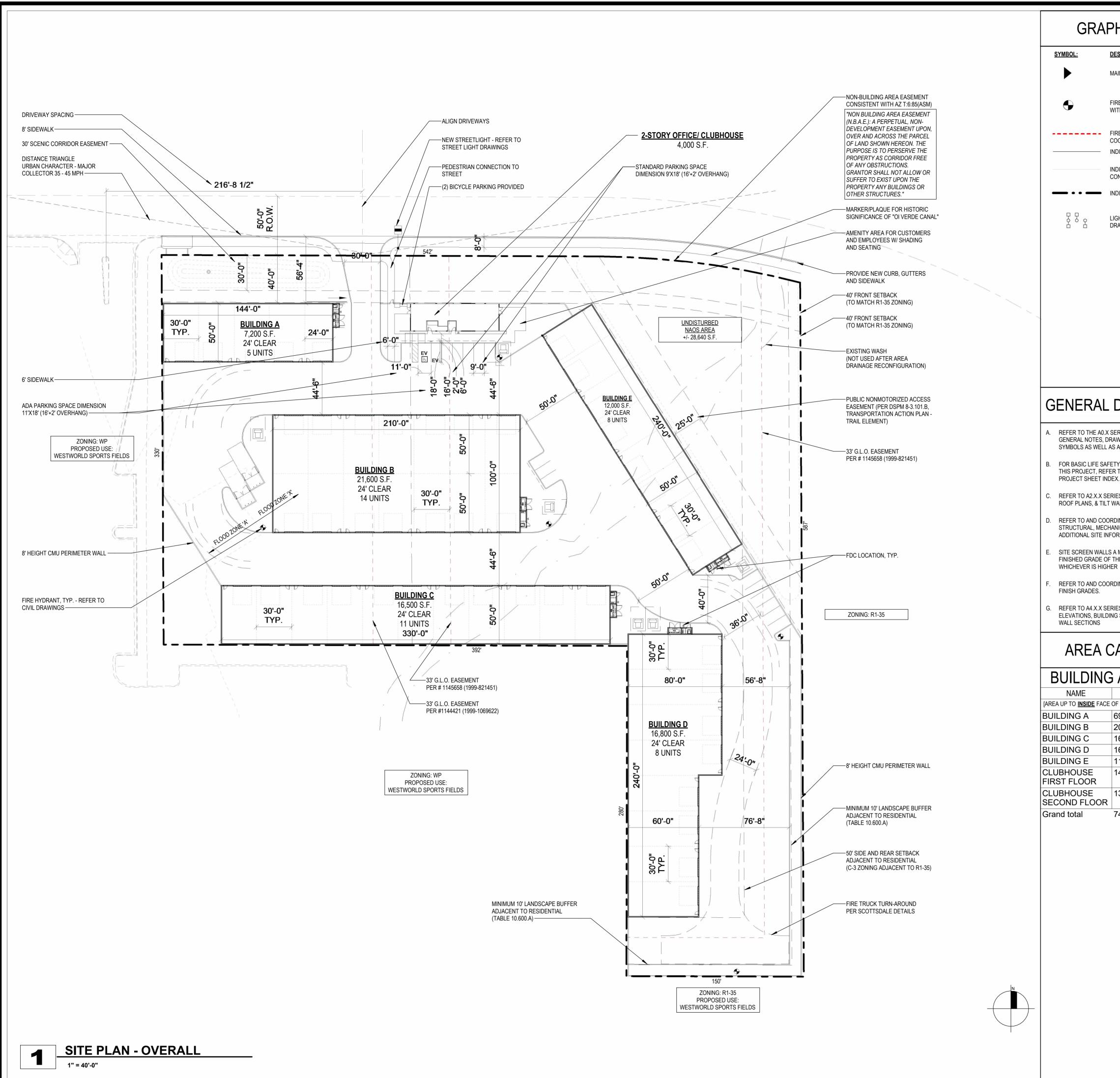
 APNs:
 217-14-037A & 217-14-038A

The Owners of the property identified at the address above are requesting to abandon the unused Government Land Office Public Easement (GLOPE) 33 feet on the eastern, western and southern boundaries of lot 217-14-038A and the eastern boundary of lot 217-14-037A. The site is approximately 5.09 acres combined in size and is currently undeveloped land. Additionally, this site is zoned R1-35 and designated as Environmentally Sensitive Land (ESL) in the Foothills Overlay (FO) area. ESL- designated properties must provide a certain amount of Natural Area Open Space (NAOS) to be dedicated on the site which must remain undeveloped and unused. Approving this abandonment will allow for more usable space on the property for the Owner's enjoyment.

This easement abandonment supports the property owner's objectives while ensuring no impact on the city's goals or existing utilities in the area. Total combined abandonment area is approximately 45,676 SF or 1.05 acres.

### **Consideration for Abandonment**

City of Real Estate will provide an appraisal scope of work for the Applicant's use once the City's first review comments are satisfactorily addressed. Applicant to procure and submit an appraisal of the market value of the easement rights to be abandoned/released using before and after methodology that will be described in the City-provided appraisal scope of work.



## **GRAPHIC LEGEND**

## DESCRIPTION:

MAIN ENTRY / EXIT

FIRE HYDRANT - COORDINATE LOCATIONS WITH CIVIL DRAWINGS

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

> INDICATES ADJACENT EXISTING SITE CONDITIONS

INDICATES PROPERTY LINE

LIGHT POLE. COORDINATE W/ ELECTRICAL DRAWINGS

# GENERAL DRAWING NOTES

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

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

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

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

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

REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL

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

## AREA CALCULATIONS

3	6 AREA - USABLE

	AREA		
E OF BLDG PERIMETER]			
	6955 SF		
	20608 SF		
	16019 SF		
	16382 SF		
	11633 SF		
	1489 SF		
_	1005.05		
2	1395 SF		
	74481 SF		

# PROJECT DATA

### 10405 E MCDOWELL MT RANCH RD, SCOTTSDALE, AZ 85255

- MCDOWELL MOUNTAIN GARAGES, LLC. 9035 E PIMA CENTER PKWY SUITE 13, SCOTTSDALE, AZ 85258
- JASON PLOTKE LGE DESIGN GROUP 1200 NORTH 52ND STREET PHOENIX, AZ. 85008 STUDIO DIRECTOR: MARK S. CONE
- APPROXIMATELY 77.500 SF OF: AUTO CONDOS (46 TOTAL
- OFFICE / CLUBHOUSE 217-14-037A & 217-14-038A

UNTIS)

- R1-35 PCD ESL C-4 PCD ESL
- 245,994 S.F. (5.64 AC) GROSS +/- 218,934 S.F. (5.02 AC) NET
- (1) STORY / (2) STORY OFFICE 82,720 S.F. TOTAL
- 34.5%

0.4 0.34

> +/- 28,640 S.F. 57,280 S.F. 25.8 %

LOWER DESERT LANDFORM CATEGORY: 25%

> B / S-1 V-B W/ NFPA 13 SPRINKLER SYSTEM 34'-0"

PROJECT CONSIST OF 6 BUILDINGS (5 AUTO CONDOS + 1 OFFICE/CLUBHOUSE) ON A 5.02 ACRE SITE LOCATED ON E MCDOWELL MOUNTAIN RANCH RD THAT IS CURRENTLY VACANT WITH NO PREVIOUS BUILDINGS.

14 SPACES

1 SPACES

15 SPACES

17 SPACES

0.17 CARS/1000

0.68 = 1 SPACE

0.68 = 1 SPACE

2 SPACES

<u>1 SPACE</u>

**REQUIRED PARKING:** 

PROJECT ADDRESS:

OWNER:

ARCHITECT:

PROJECT SCOPE:

ASSESSOR PARCEL NO .:

CURRENT ZONING:

PROPOSED ZONING:

**GROSS BUILDING S.F.:** 

LOT COVERAGE:

F.A.R. ALLOWED:

F.A.R. PROVIDED:

OCCUPANCY:

NAOS (NATURAL AREA OPEN SPACE):

NAOS ÀREA (UNDISTURBED):

OPEN SPACE % WITH BONUS:

(2%-5% SLOPE) REQUIREMENT:

WITH CITY BONUS (x2):

CONSTRUCTION TYPE

BUILDING HEIGHT:

PROJECT DESCRIPTION:

SITE AREA:

STORIES:

OFFICE: 4,000 S.F./300= STORAGE (1/50 UNITS)= TOTAL REQUIRED= PROVIDED PARKING:

REQUIRED ACCESSIBLE PARKING: 4% REQUIRED=

PROVIDED ACCESSIBLE PARKING: **REQUIRED EV CHARGING:** 

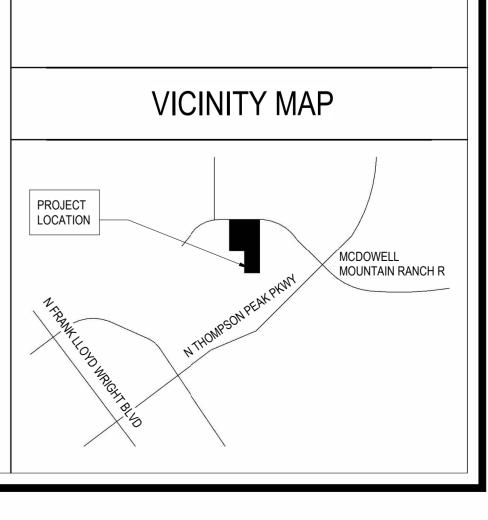
4% REQUIRED= PROVIDED EV CHARGING:

REQUIRED EV CHARGING CAPABLE:

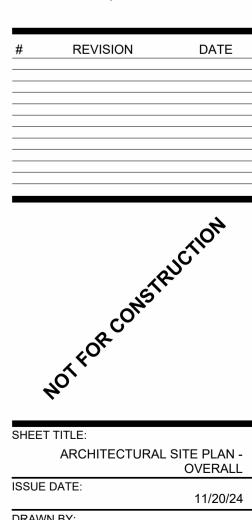
10% REQUIRED= PROVIDED EV CHARGING CAPABLE:

REQUIRED BICYCLE PARKING: <u>PER CITY):</u> PROVIDED BICYCLE PARKING: 1.7 = 2 SPACE 2 SPACES

1 FOR 10 OF TOTAL VEHICLE PARKING 1 FOR 17 VEHICLE PARKING = 2 SPACES 2 SPACES



## Ω. 0 Ř U Z SIG ш Δ -É 73 Ш C C 2 I N $\bigcirc$ -L M 852! O 3 C S 3 S Ο 1040 SCO LGE DESIGNBUILD



ISSUE DATE:	11/20/24
DRAWN BY:	LGE DESIGN GROUP
CHECKED BY:	-
PROJECT No:	

A1.1.1

8-AB-2024 12/16/2024