

PLANNING COMMISSION REPORT



Meeting Date: May 24, 2023
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

McDowell Mountain Manor 1-AB-2021

Request to consider the following:

1. A recommendation to City Council regarding a request by owner to abandon the roadway portions of the Public Utility and Roadway Easements as follows: 20 feet located along the northern (E. Ranch Gate Road), 15 feet located along the eastern (N. 128th Street), and 15 feet located along the western (N. 126th Street alignment) boundaries of parcel 217-01-025A, with Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning located 12651 E. Happy Valley Road.

Goal/Purpose of Request

These abandonments are associated with the McDowell Mountain Manor final plat (case 1-PP-2021 and 16-PP-2017#27). With this request and the final plat, the applicant will be dedicating the required fee-simple right-of-way along the northern and eastern boundaries of the property.

Key Items for Consideration

- Abandonment request was previously approved by the Planning Commission on March 11, 2009 (case 18-AB-2008)
- McDowell Sonoran Preserve area is situated north of the site
- Dedication of scenic corridor easement along E. Ranch Gate and the N. 128th Street.
- Staff received concerns from residents, located to the south of the project, concerning access
- Abandonment associated with final plat case 16-PP-2017#27
- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan

OWNER

HHL Land, LLC
(602) 330-5252

APPLICANT CONTACT

David Gulino
Land Development Services
(602) 330-5252

LOCATION

12651 E Happy Valley Road

BACKGROUND

General Plan

City of Scottsdale General Plan 2035 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per acre, or more, of land.

Character Area Plan

The General Plan 2035 established Character Area planning as a means of ensuring that quality of development and consistency of character will guide Scottsdale's General Plan within the context of community-wide goals. The subject property is located within the Dynamite Foothills Character Area boundary, which is located between Scottsdale's McDowell Mountain Preserve on the south, the Lone Mountain Road alignment to the north, and east of North 112th Street to the City's terminus at North 136th Street. Dynamite Foothills Character Area Plan and Implementation Program recommends that existing allowable densities under current zoning and General Plan land use designations are appropriate for the subject properties.

Right-of-Way

The subject public utility and roadway easements located along E. Happy Valley Road (E. Ranchgate Road), E. Juan Tabo Road, N. 126th Street and N. 128th Street were dedicated in July 1977, through the Goldie Brown Pinnacle Peak Ranch Unit One plat, in docket number 191/26. Goldie Brown Pinnacle Peak Ranch Unit One plat was created in Maricopa County.

The northern 25 feet of the 55-foot public utility and roadway easement half-street located along E. Happy Valley Road (E. Ranchgate Road) was deeded as Public Right-of-way through docket number 2007/0630157

Zoning

The subject site is zoned Single-family Residential District, Environmentally Sensitive Lands (R1-43 ESL), which allows for single-family development. The subject property received approval by City Council to rezone from the R1-130 zoning district, to the R1-43 zoning district, through case 18-ZN-2018. The density for the subject site was increased from 0.55 dwelling units per gross acre to 0.83 dwelling units per gross acre.

This site has had two previously approved preliminary plats (11-PP-2008 and 11-PP-2008#2). Both preliminary plats expired before being considered by the City Council. It is not clear why the first preliminary plat was not completed through the process, but the second approved preliminary plat did not continue through the plat process due to a reaction to the economy at the time. There was also a zoning map amendment proposed in 2015, which was withdrawn. Case records, specifically



the Applicant’s “Neighborhood Involvement Report,” indicated concerns with traffic by one open house attendee, and support by another attendee. These comments were later reflected as staff received concerns about access from landowners located to the south of the project area.

Context

The subject property is located at the southwest corner of E. Ranch Gate Road and N. 128th Street. The surrounding properties are also zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL). The Sereno Canyon, Phase 3A, subdivision is located along the western boundary of this proposed subdivision. Please refer to context graphics attached.

Other Related Policies, References:

Scottsdale General Plan 2035, as amended
Dynamite Foothills Character Area Plan
Zoning Ordinance
11-PP-2008, 11-PP-2008#2, 18-AB-2008, 3-ZN-2015, 18-ZN-2018, and 16-PP-2017#27

APPLICANTS PROPOSAL

Development Information

The development proposal includes abandonment of the 20 feet located along the northern (E. Ranch Gate Road), 15 feet located along the eastern (N. 128th Street), and 15 feet located along the western (N. 126th Street alignment) boundaries. A thirty-five-foot (35-ft) half-street right-of-way dedication is required along E. Ranch Gate Road. The Transportation Master Plan also requires 20-foot half-street right-of-way dedication along the E. Juan Tabo Road alignment, and a 40-foot half-street right-of-way dedication along the N. 128th Street alignment.

- Existing Use: Vacant Land
- Proposed Use: 32-lot Subdivision Community
- Parcel Size: 40-acres

IMPACT ANALYSIS

Land Use

This abandonment request is in conjunction with the proposed subdivision plat, McDowell Mountain Manor. The proposed preliminary plat is a 32-lot subdivision that has been submitted under case number 16-PP-2017#27. All required public right-of-way and tracts being dedicated for private access shall be dedicated with the final plat. The internal private streets being proposed shall provide access to all lots within the subdivision.

Traffic/Trails

The Transportation Master Plan designates E. Happy Valley Road (E. Ranchgate Road) as a local collector, with a rural character designation; N. 128th Street as a minor collector, with a rural character designation; and E. Juan Tabo Road as a local residential, with a rural character designation. Access for the site will be provided from E. Ranch Gate Road. All proposed street dedications meet the Transportation Master Plan and the Design Standards and Policies Manual standards for Street Geometrics. All proposed internal streets shall be private and be the responsibility of the owner/Homeowners Association (Attachment #6).

This request will require the approval of the McDowell Mountain Manor final plat (16-PP-2017#27), which will dedicate the necessary fee-simple right-of-way along the perimeter of the proposed subdivision. New utility easements will relate to the layout of the private streets and lot lines of the future preliminary plat case. The Transportation Department has already supported the future-proposed abandonment with the approval recommendation of the previously proposed preliminary plat case, case 11-PP-2008. The Planning Commission also recommended approval to the City Council, with a vote of 6-0, for the previously proposed abandonment case, 16-AB-2008, that was in conjunction with a previously approved preliminary plat, on March 11, 2009. Both cases expired prior to the recordation of the abandonment case and the preliminary plat

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. Ranch Gate Road, N. 128th Street, and E. Juan Tabo Road. No impacts are anticipated. Design of the internal streets will conform to ESL local residential 40-foot-wide tract. Additionally, a minimum 40-foot-wide Emergency and Service Access Vehicle Easement will be provided over all internal streets.

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.

Open Space, Scenic Corridor

The Applicant has proposed providing approximately an acre and a third (1.33 acres) of additional Natural Area Open Space. This would increase the amount of NAOS being dedicated from 14.87 acres to 16.21 acres. A majority of the NAOS is being placed within the environmentally sensitive areas, such as washes, and approximately half of the NAOS will be protected within tracts. Tract NAOS generally provides a higher level of protection than on-lot NAOS, as it is often guarded by the Homeowner's Association. The NAOS to be provided is approximately three-fourths of an acre identified at the time of the rezoning case approval.

An average 100-foot-wide Scenic Corridor is being proposed along N. 128th Street and an average 50-foot-wide Desert Scenic Roadway landscape buffer is being proposed along E. Ranch Gate Road. The Scenic Corridor Easement located along N. 128th Street has setbacks of up to 250 feet. The majority of this Scenic Corridor Easement, also being dedicated as NAOS, shall be dedicated in a tract.

Community Involvement

With the associated zoning case, 18-ZN-2018, the applicant mailed notification letters with the open house information to property owners within 750-feet of the subject site and a Project Under Consideration sign was posted on the site on July 6, 2018. The first Open House meeting was held on July 18, 2018, at the Florence Ely Nelson Center, 8950 E. Pinnacle Peak Road. The Applicant's sign-in sheet identifies three people attending the Open House meeting. The Applicants citizen involvement report identifies those present providing concerns about density, lot layout, time of project completion, builder information, traffic, wildlife corridors, and open space.

The second Open House meeting was held on November 7, 2018, at the Copper Ridge Elementary School, 10101 E. Thompson Peak Road. The Applicant's sign-in sheet identifies one person attending the Open House meeting. The Applicants citizen involvement report identifies the attendee present

provided comments of support. The attendee asked questions about the drainage plan, and how the project would affect his Troon Ridge community.

With the associated zoning case, the applicant posted a sign on the subject property with the hearing date, time, and location.

With the preliminary plat request, both the Applicant and City staff mailed postcards to property owners within 750-feet of the subject site and interested parties when the case was submitted and a second postcard notifying them of the Project under Consideration and Development Review Board hearing date, time, and location. Staff received several phone calls from landowners located to the south of the project area, in regard to access. Staff confirmed that the number of units were consistent with the approved zoning case and that the project was stipulated to dedicate right-of-way along E. Juan Tabo Road. Access to the parcel located to the south would be maintained.

Community Impact

The project has been stipulated to dedicate a minimum 20-foot half-street right-of-way along the southern boundary of the project area. The half-street dedication of the E. Juan Tabo Road alignment will address the concerns expressed by the owners located to the south of the project area.

Policy Implications

The associated final plat is consistent in density previously approved in the zoning district map amendment case, 18-ZN-2018. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

OTHER BOARDS & COMMISSIONS

Planning Commission:

The Planning Commission heard the previously requested abandonment case (18-AB-2008) on March 11, 2009, and voted to recommend to City Council approval of the request with a 6-0 vote.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the 20 feet located along the northern (E. Ranch Gate Road), 15 feet located along the eastern (N. 128th Street), and 15 feet located along the western (N. 126th Street alignment) boundaries, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner will record the McDowell Mountain Manor final plat (16-PP-2017#27).
2. The property owner shall pay to the city \$374,517.99, as compensation for the abandonment of right-of-way.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo
Senior Planner
480-312-7849
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

5-11-2023

Date



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

5/12/2023

Date



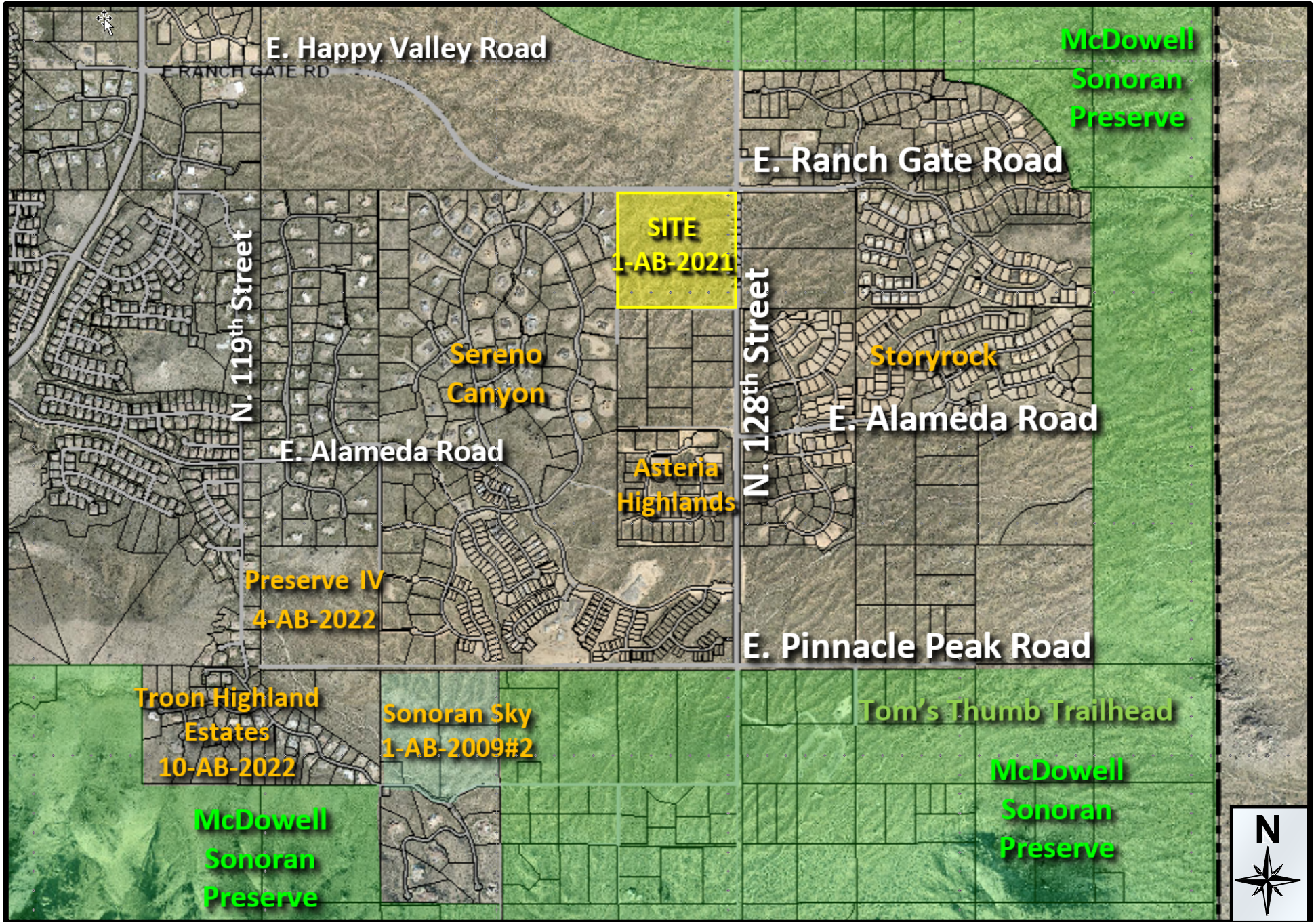
Erin Perreault, AICP, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

05/12/2023

Date

ATTACHMENTS



1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Resolution No. 12822
 - Exhibit A: Legal Graphic
 - Exhibit B: Legal Description
 - Exhibit C: Depiction of subject parcel
4. Zoning Aerial
5. Proposed Abandonment and Dedication Areas Map
6. Associated Final Plat (16-PP-2017#27)
7. Legal Description and Graphic of Abandonment Area
8. Neighborhood Outreach
9. City Notification Map

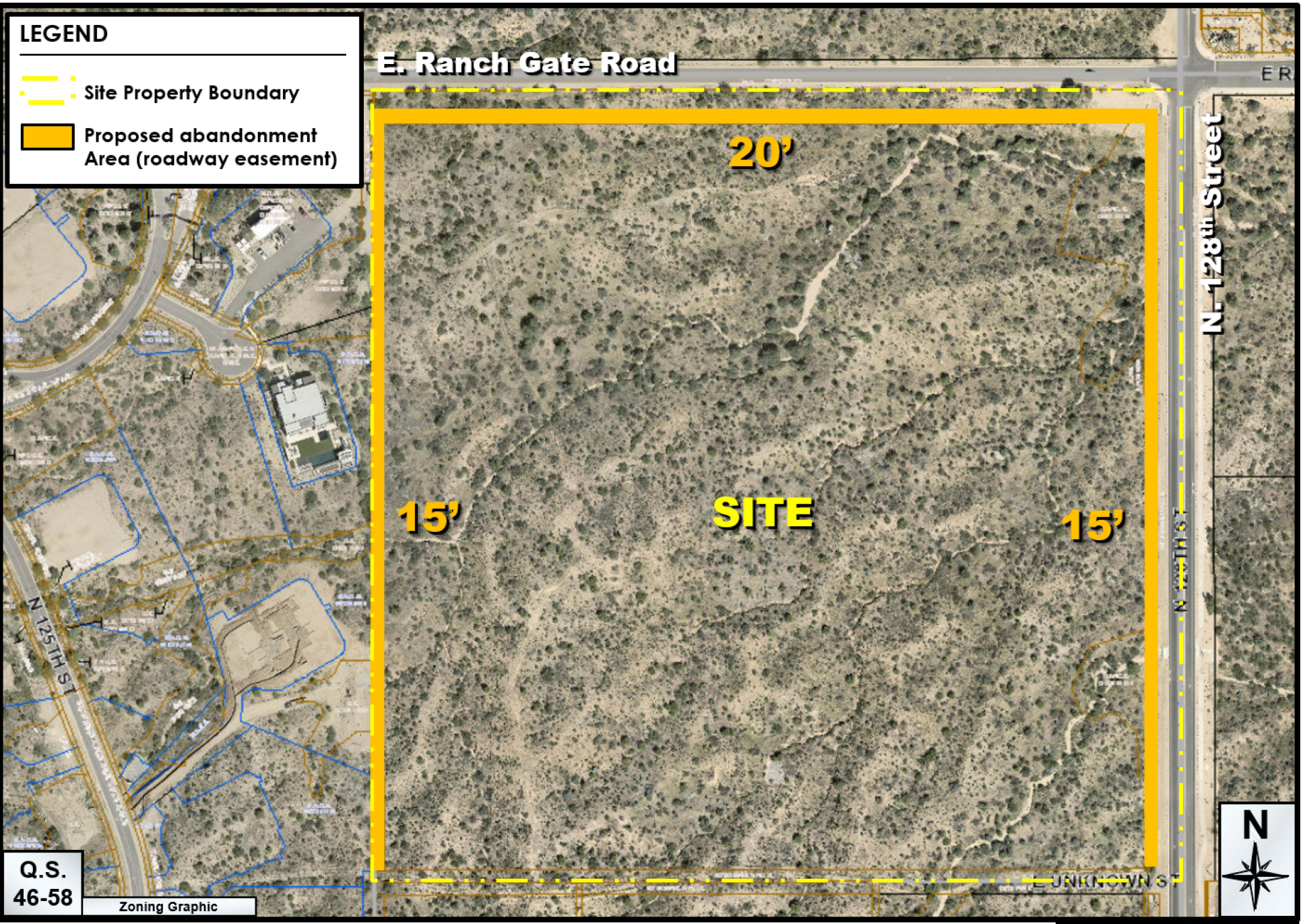


Context Aerial

1-AB-2021

LEGEND

-  Site Property Boundary
-  Proposed abandonment Area (roadway easement)



Aerial Close-up

1-AB-2021

McDowell Mountain Manor

Abandonment Application Narrative

1-AB-2021

1/20/2021

Revised 9/30/2021

Revised 10/28/2022

Prepared for:
Toll Brothers, Inc.

Prepared by:
Land Development Services
7525 E. Camelback Rd
Scottsdale, AZ 85251
(602) 330-5252



Overview

This abandonment request originally was filed along with Preliminary Plat application 1-PP-2021 for McDowell Mountain Manor which was approved in December 2021. The Preliminary Plat has since been revised and approved to provide ingress and egress through the Sereno Canyon Master Plan.

Project Location

McDowell Mountain Manor is located in North Scottsdale and is bordered by Ranch Gate Road to the north, 128th Street to the east, Juan Tabo road to the south, and the Sereno Canyon Community to the west as identified on the accompany LAIPS exhibits.

Purpose of Request

This is a request for approval the abandonment of the Public Utility and Roadway Easements which surround this 40-acre parcel located at the southwest corner of 128th Street and Ranch Gate Road (Happy Valley alignment). This abandonment was previously approved by Staff and the Planning Commission in March 2009 under case number 18-AB-2008. A copy of the Planning Commission Report is attached for reference.

These existing easements were originally dedicated to Maricopa County prior to this area being annexed into the city of Scottsdale as part of the Goldie Brown Pinnacle Peak subdivision circa 1978 via a map of dedication recorded in book 191 page 26 of maps. They are commonly known as “Goldie Brown” easements.

Specifically, the easements subject to this application include the following-

- 55' PUE & Roadway Easement along the north side of the parcel (Happy Valley Road)
- 15' PUE & Roadway Easement along the west side of the parcel
- 55' PUE & Roadway Easement along the East side of the Parcel (128th Street)

Pursuant to transportation staff direction, access to this parcel and the surrounding parcels will be maintained with the dedication of the appropriate rights-of-way with the final plat for this project.

RESOLUTION NO. 12822

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 ALONG THE NORTHERN E. RANCH GATE ROAD, EASTERN N. 128TH STREET, AND WESTERN N. 126TH STREET ALIGNMENT BOUNDARIES OF PARCEL 217-01-025A.

(1-AB-2021)
(McDowell Mountain Manor)

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 41,395 square-feet.
- E. The Abandonment Rights-of-way fall within, serve, affect or are near a parcel comprising approximately 39.6 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 Three Hundred and Seventy-four Thousand Five Hundred and Seventeen and 99/100 (\$374,517.99) 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 shall record associated final plat, 16-PP-2017#27, McDowell Mountain Manor.

3.3 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 _____, 2023.

CITY OF SCOTTSDALE, an Arizona municipal corporation

David D. Ortega, Mayor

ATTEST:

By: _____
Ben Lane, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

Sherry R. Scott, City Attorney
By: Eric C. Anderson, Senior Asst. 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 _____, 2023.

Signature

name printed

LEGAL DESCRIPTION

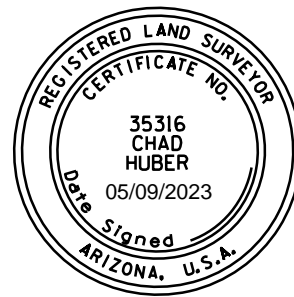
THAT PORTION OF PARCEL 16, GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 20.00 FEET OF THE NORTH 55.00 FEET OF SAID PARCEL 16;
EXCEPT THE EAST 40.00 FEET THEREOF;

THE WEST 15.00 FEET OF SAID PARCEL 16;
EXCEPT THE NORTH 35.00 FEET AND THE SOUTH 20.00 FEET THEREOF;

THE WEST 15.00 FEET OF THE EAST 55.00 FEET OF SAID PARCEL 16;
EXCEPT THE NORTH 35.00 FEET AND THE SOUTH 20.00 FEET THEREOF.

CONTAINING 1.445 ACRES MORE OR LESS.



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»»Horn		7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020		Tel. No. (602) 837-5511	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CWH	CWH	05/09/2023	291245006	1 OF 2



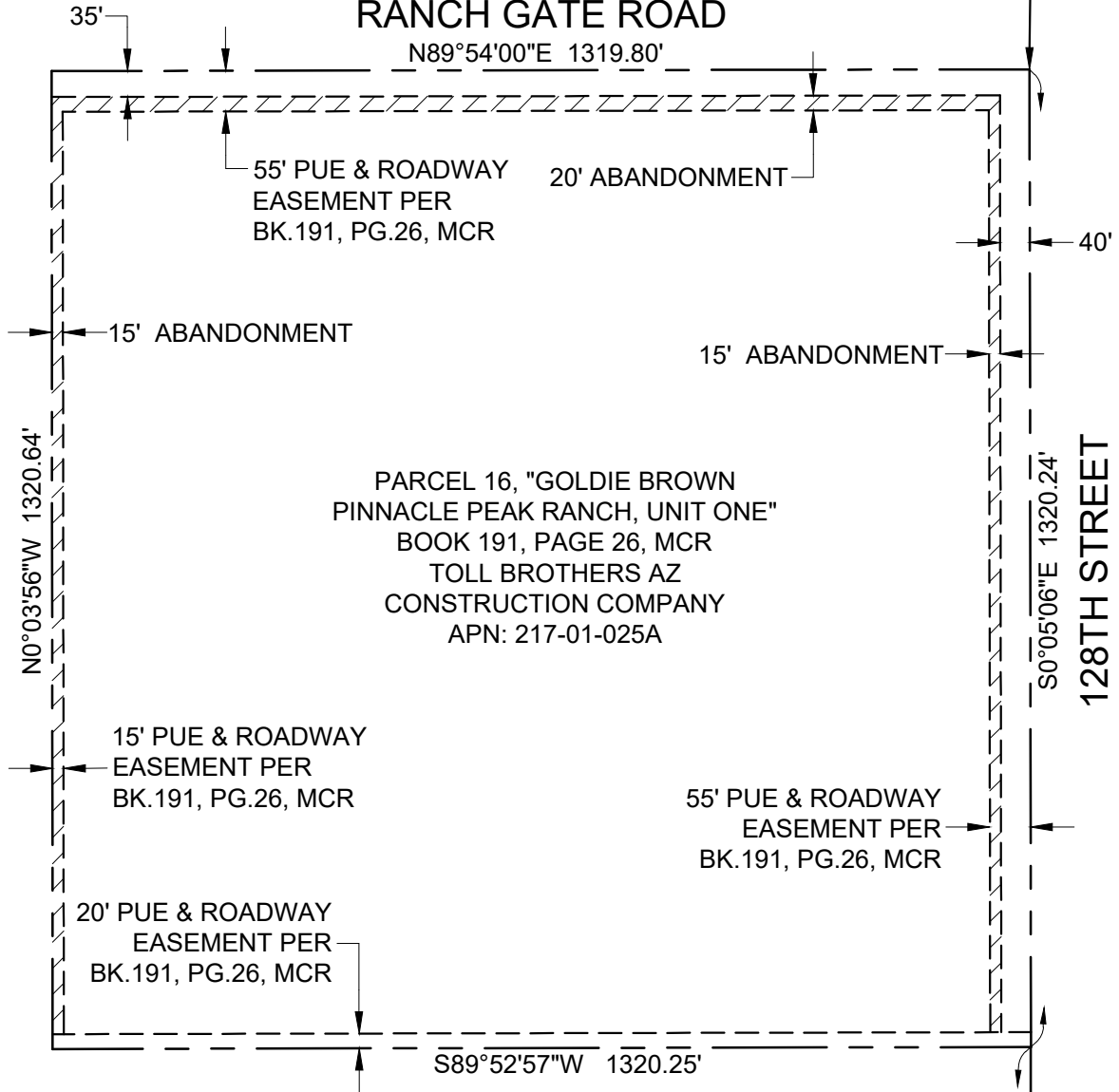
NE CORNER
SEC. 11, T4N, R5E

RANCH GATE ROAD

N89°54'00"E 1319.80'

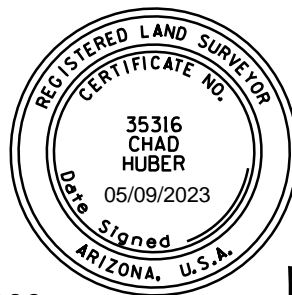
55' PUE & ROADWAY
EASEMENT PER
BK.191, PG.26, MCR

20' ABANDONMENT



PARCEL 16, "GOLDIE BROWN
PINNACLE PEAK RANCH, UNIT ONE"
BOOK 191, PAGE 26, MCR
TOLL BROTHERS AZ
CONSTRUCTION COMPANY
APN: 217-01-025A

RESOLUTION NO. 12822
EXHIBIT "B"
PAGE 1 of 1



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

E 1/4 CORNER
SEC. 11 T4N, R5E

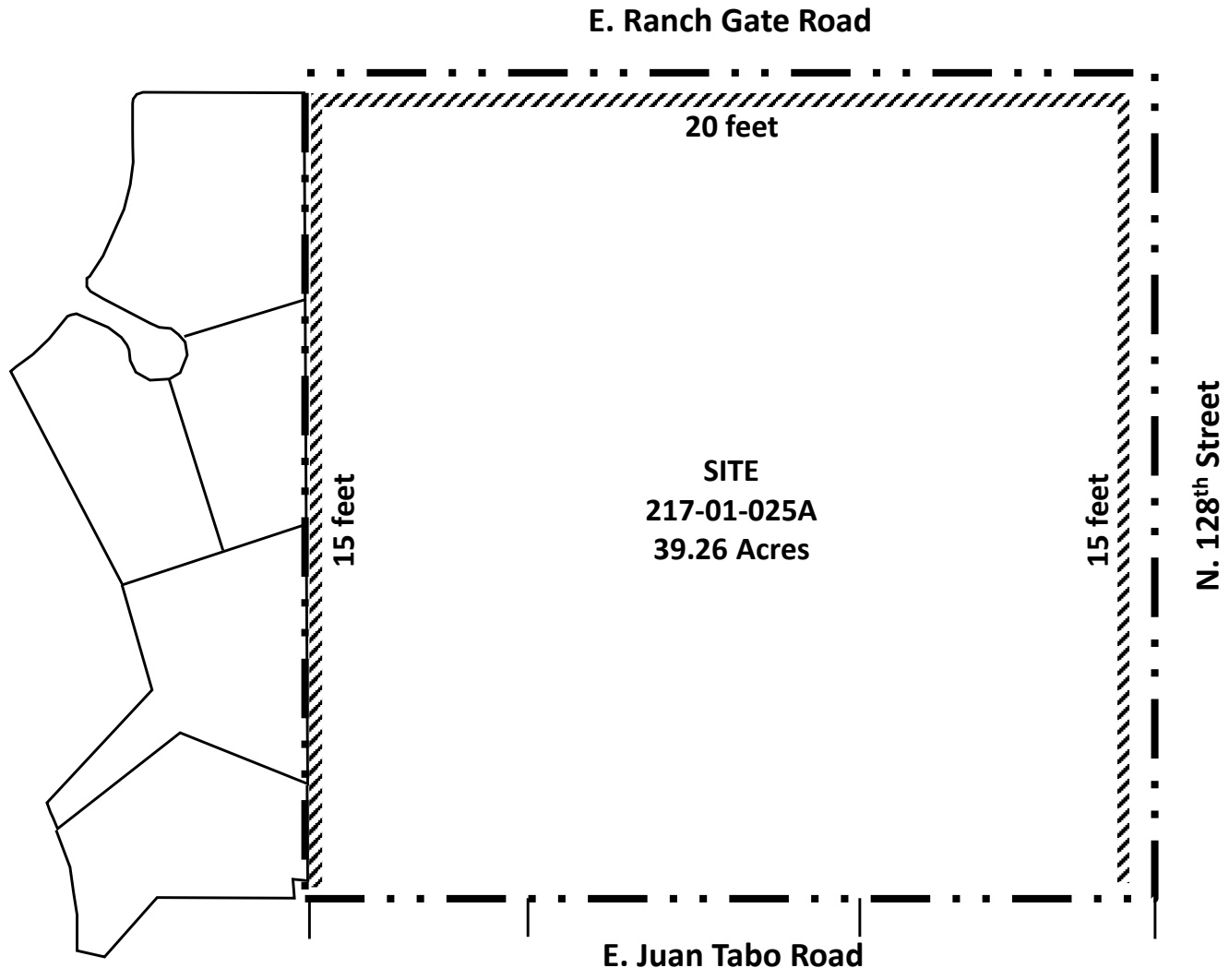
Kimley»Horn

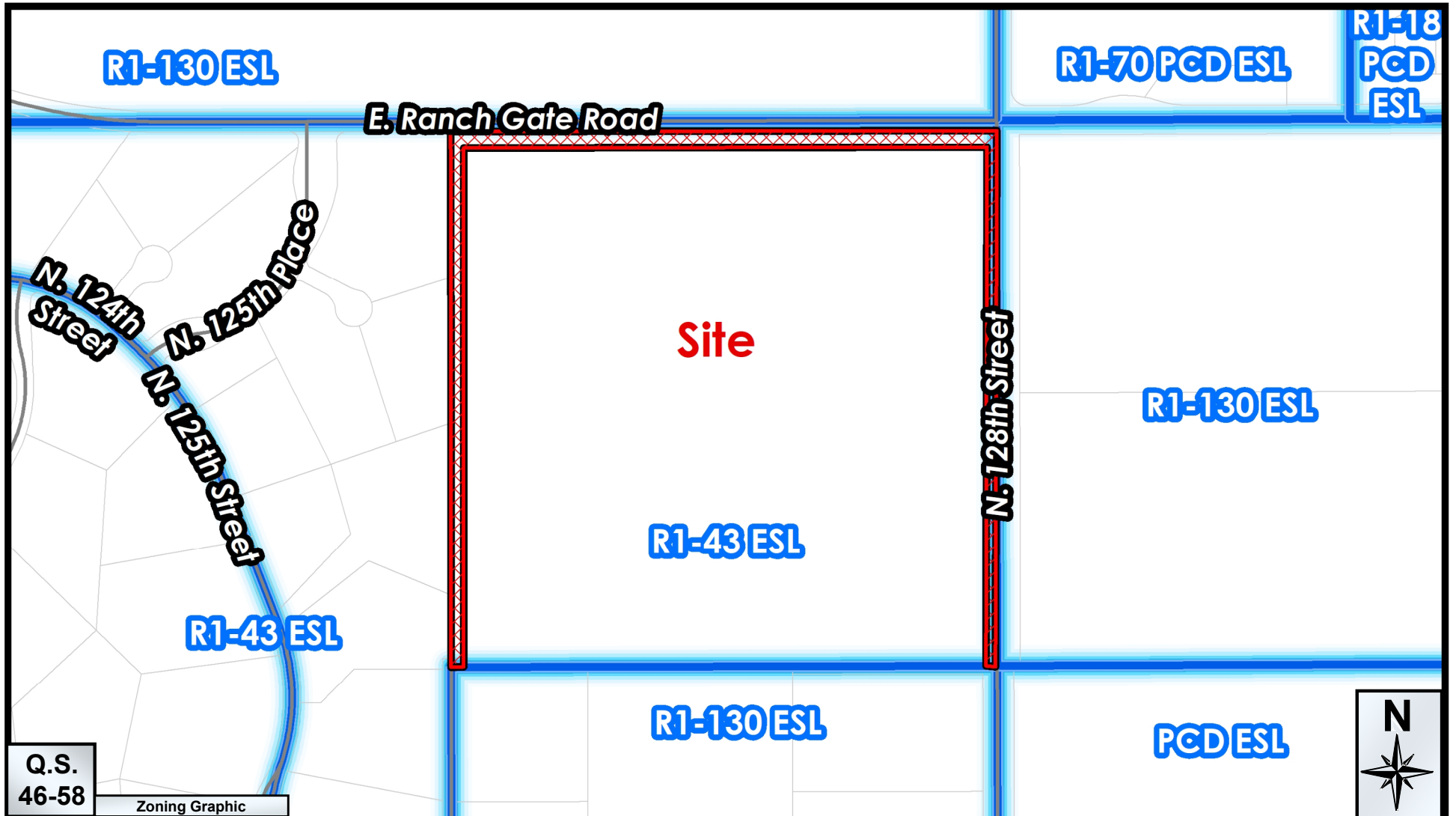
7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	05/09/2023	291245006	2 OF 2

LEGEND
 Proposed Abandonment Area



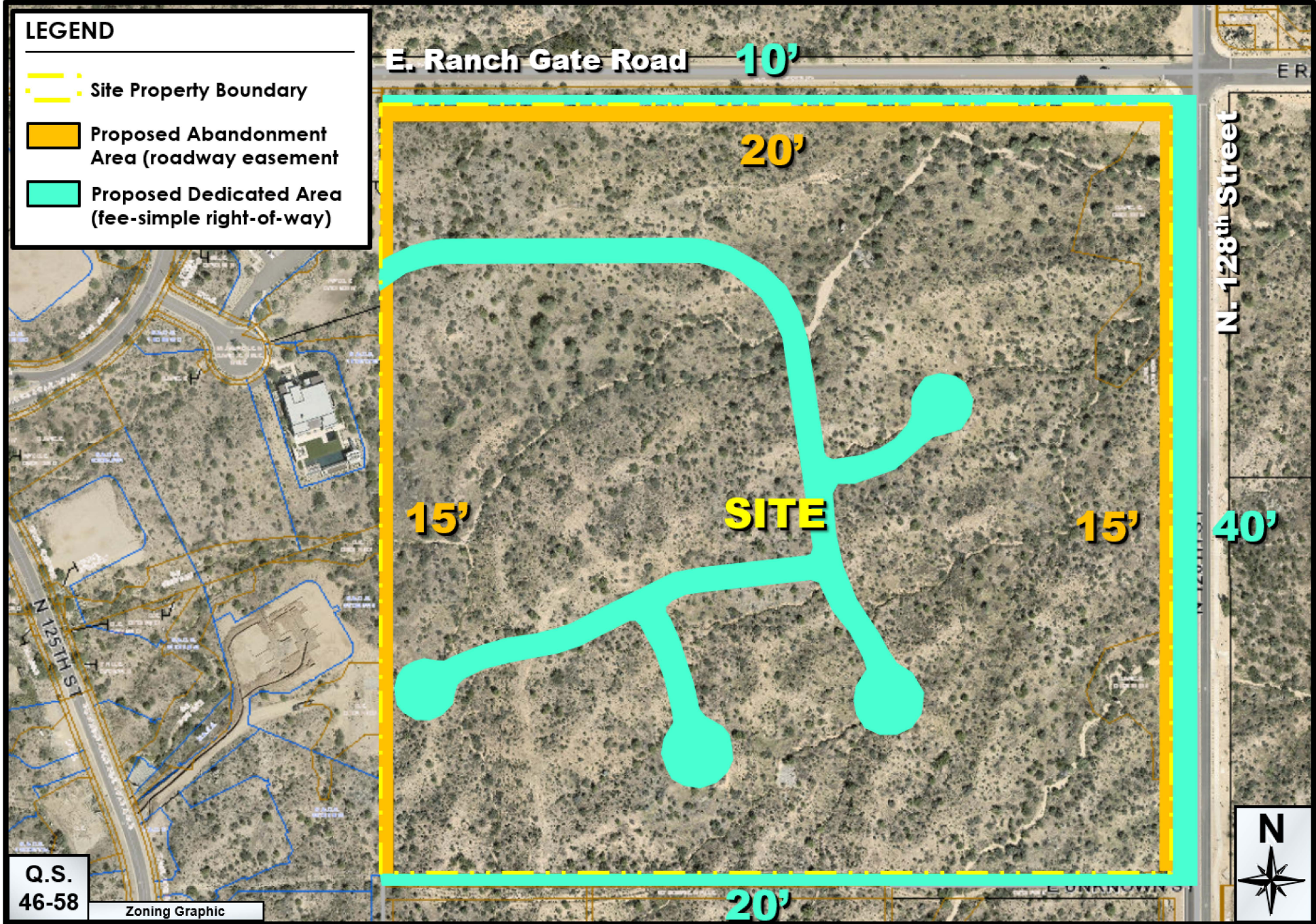


Existing Zoning

1-AB-2021

Q.S.
46-58
Zoning Graphic





Aerial Close-up

1-AB-2021

E. RANCH GATE ROAD
S89°54'00"W 2639.80' (BASIS OF BEARING)

MATCH BELOW RIGHT

APN 217-01-275
LOT 28A
SERENO CANYON PHASE 1A
BK. 1429, PG. 23, MCR
NOT A PART

MATCH SHEET 3

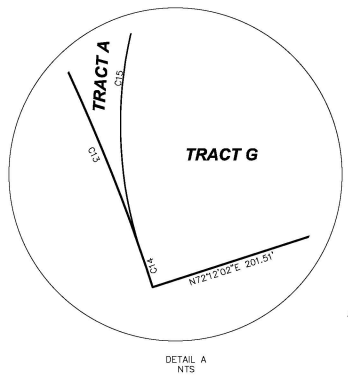
E. RANCH GATE ROAD
S89°54'00"W 2639.80' (BASIS OF BEARING)

MATCH ABOVE LEFT

LEGEND

- FOUND "PK" NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR, RLS #41894
- FOUND BRASS CAP FLUSH
- BK./PG. BOOK & PAGE
- D.H. DEDICATED HEREON
- DOC. DOCUMENT NUMBER
- DFC DRAINAGE AND FLOOD CONTROL EASEMENT DEDICATED HEREON
- ESMT EASEMENT DEDICATED HEREON
- NAOS NATURAL AREA OPEN SPACE EASEMENT DEDICATED HEREON
- PNMAE PUBLIC NON-MOTORIZED ACCESS EASEMENT DEDICATED HEREON
- PUE PUBLIC UTILITY EASEMENT DEDICATED HEREON
- R/W RIGHT OF WAY DEDICATED HEREON
- SDE SIGHT DISTANCE EASEMENT DEDICATED HEREON
- TCE TEMPORARY CONSTRUCTION EASEMENT DEDICATED HEREON
- VNAE VEHICULAR NON-ACCESS EASEMENT DEDICATED HEREON
- W.E. WATER LINE EASEMENT DEDICATED HEREON
- W & S.W. WATER AND SEWER FACILITIES EASEMENT DEDICATED HEREON
- 35'X35' SD - SITE DISTANCE EASEMENT DEDICATED HEREON

- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE



NO.	BY	DATE	REVISION



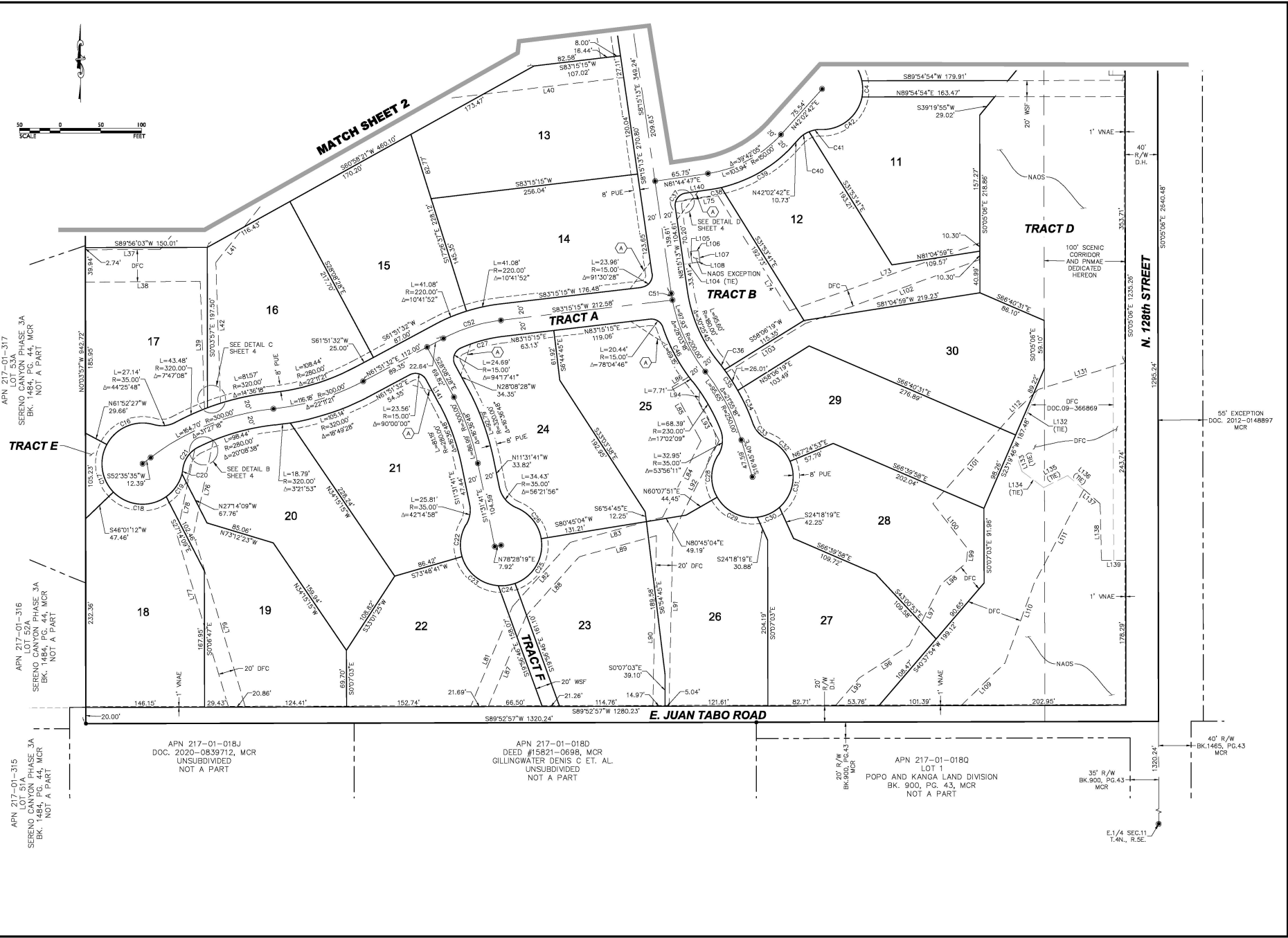
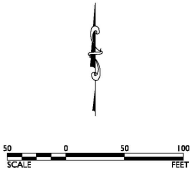
ENGINEERING COMPANY
RICK SOSTRUM
41894
PHOENIX, AZ 85024
PHOENIX, AZ 85024
PHOENIX, AZ 85024
PHOENIX, AZ 85024

FINAL PLAT
MCDOWELL MOUNTAIN
MANOR
SCOTTSDALE, ARIZONA



PROJECT NO.
P6028
SHEET NO. 2 OF 4

PLAN CHECK NO. 10034-22-1



APN 217-01-317
SERENO CANYON PHASE 3A
BK. 1484, PG. 44, MCR
NOT A PART

APN 217-01-316
LOT 52A
SERENO CANYON PHASE 3A
BK. 1484, PG. 44, MCR
NOT A PART

APN 217-01-315
SERENO CANYON PHASE 3A
LOT 52A
BK. 1484, PG. 44, MCR
NOT A PART

APN 217-01-018J
DOC. 2020-0839712, MCR
UNSUBDIVIDED
NOT A PART

APN 217-01-018D
DEED #15821-0698, MCR
GILLINGWATER DENIS C ET. AL
UNSUBDIVIDED
NOT A PART

APN 217-01-018Q
LOT 1
POPO AND KANGA LAND DIVISION
BK. 900, PG. 43, MCR
NOT A PART

40' R/W
BK.1465, PG.43
MCR

55' EXCEPTION
DOC. 2012-0148897
MCR

PROJECT NO. P6028
DATE 2/17/23

REVISION
NO. BY DATE

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780
rickengineering.com
rick@rickeng.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

DRAWN BY: T.L.H.
CHECKED BY: T.L.H.

SCALE: 1"=20'
EL.S. DATE: 2/17/23

FINAL PLAT
SCOTTSDALE, ARIZONA

McDOWELL MOUNTAIN MANOR
PLAN CHECK NO. 10034-22-1

ARIZONA
PROJECT NO. P6028

Small disclaimer text
SHOOTING DATE BEFORE THE NEXT REVISION

Call 811 or click Arizona11.com
SHOOTING DATE BEFORE THE NEXT REVISION

ARIZONA
SHOOTING DATE BEFORE THE NEXT REVISION

PROJECT NO. P6028
SHOOTING DATE BEFORE THE NEXT REVISION

SHOOTING DATE BEFORE THE NEXT REVISION
SHOOTING DATE BEFORE THE NEXT REVISION

LEGAL DESCRIPTION

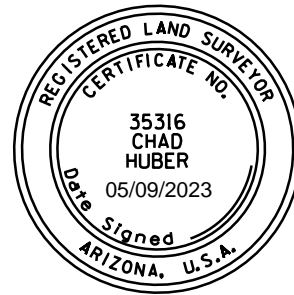
THAT PORTION OF PARCEL 16, GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 20.00 FEET OF THE NORTH 55.00 FEET OF SAID PARCEL 16;
EXCEPT THE EAST 40.00 FEET THEREOF;

THE WEST 15.00 FEET OF SAID PARCEL 16;
EXCEPT THE NORTH 35.00 FEET AND THE SOUTH 20.00 FEET THEREOF;

THE WEST 15.00 FEET OF THE EAST 55.00 FEET OF SAID PARCEL 16;
EXCEPT THE NORTH 35.00 FEET AND THE SOUTH 20.00 FEET THEREOF.

CONTAINING 1.445 ACRES MORE OR LESS.



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»»Horn		7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020		Tel. No. (602) 837-5511	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CWH	CWH	05/09/2023	291245006	1 OF 2



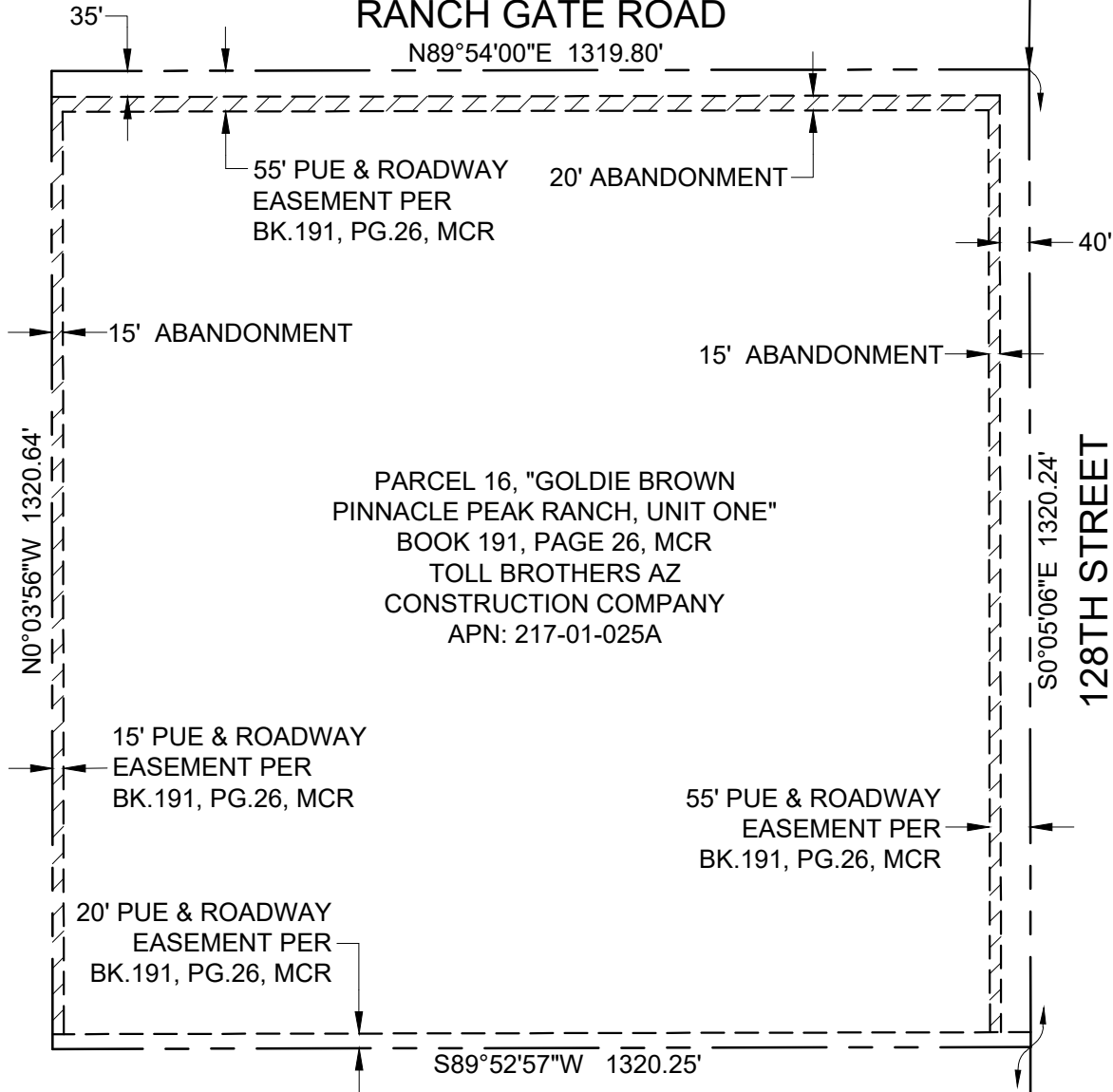
NE CORNER
SEC. 11, T4N, R5E

RANCH GATE ROAD

N89°54'00"E 1319.80'

55' PUE & ROADWAY
EASEMENT PER
BK.191, PG.26, MCR

20' ABANDONMENT



PARCEL 16, "GOLDIE BROWN
PINNACLE PEAK RANCH, UNIT ONE"
BOOK 191, PAGE 26, MCR
TOLL BROTHERS AZ
CONSTRUCTION COMPANY
APN: 217-01-025A

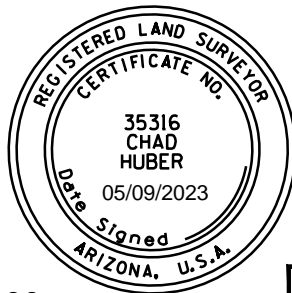
15' PUE & ROADWAY
EASEMENT PER
BK.191, PG.26, MCR

55' PUE & ROADWAY
EASEMENT PER
BK.191, PG.26, MCR

20' PUE & ROADWAY
EASEMENT PER
BK.191, PG.26, MCR

S89°52'57"W 1320.25'

128TH STREET



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

E 1/4 CORNER
SEC. 11 T4N, R5E

Kimley»Horn

7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	05/09/2023	291245006	2 OF 2

CITIZEN OUTREACH REPORT

McDowell Mountain Manor Preliminary Plat and Abandonment Request

1-PP-2021
&
1-AB-2021

Applicant:

Land Development Services, LLC
5235 North Woodmere Fairway
Scottsdale, AZ 85250
(602) 330-5252

The following is the report for the neighborhood involvement activities that were undertaken with respect to a proposed Preliminary Plat and Abandonment request which are being processed under case numbers 1-PP-2021 & 1-AB-2018.

In our effort to solicit public feedback and to ensure that all interested parties had an opportunity to comment and participate in these requests, the applicant sent out notification via first class mail to:

- All property owners within 750 feet.
- All parties listed on the city's Interested Parties List.
- Desert Property Owner's Association
- Impacted Utility Companies

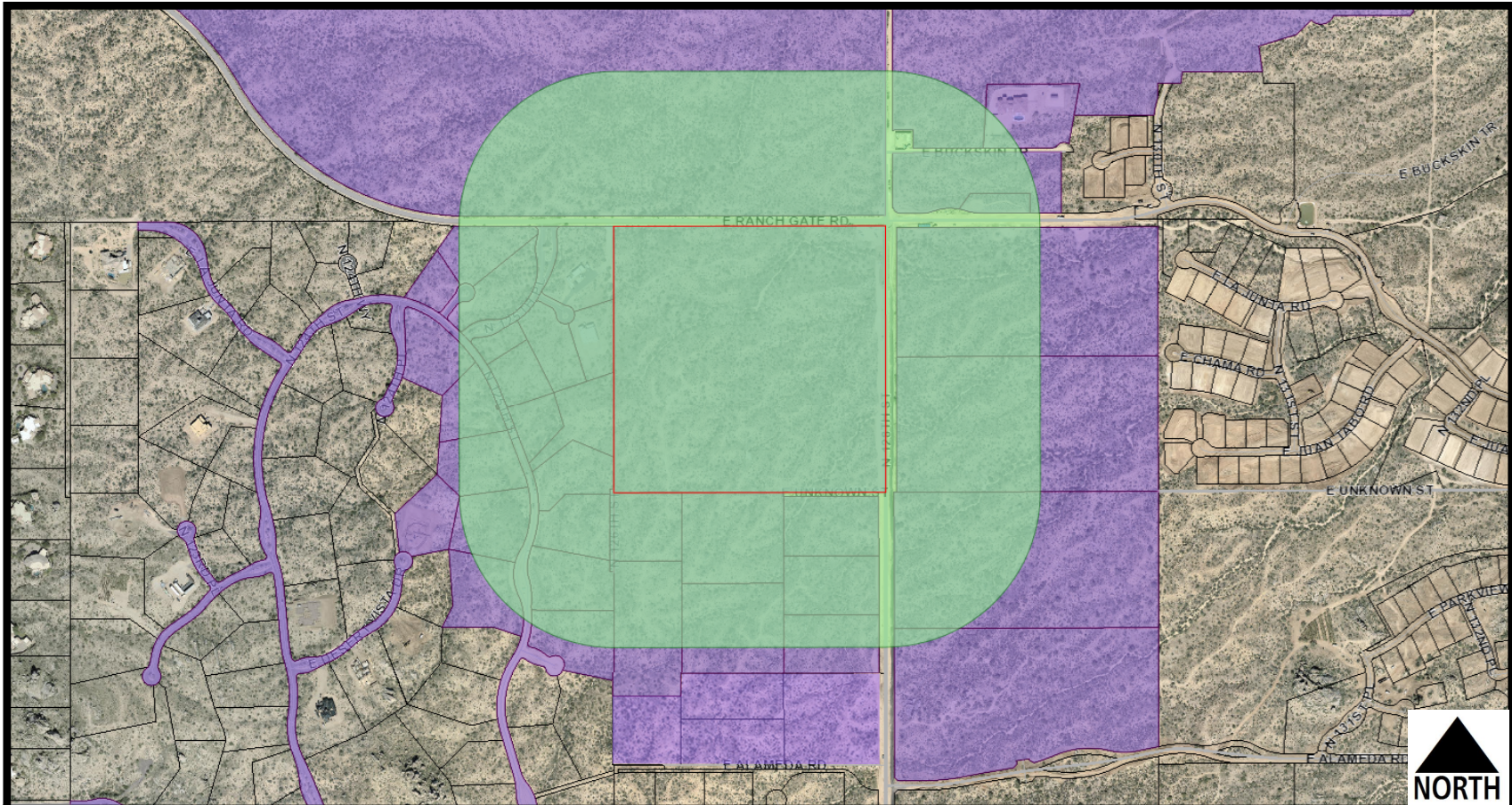
Copies of the Utility and neighborhood outreach letters are included for reference.

Copies of the Utility Responses are included

Aside from concurrence from the Utility Companies, no responses were received

City Notifications – Mailing List Selection Map

McDowell Mountain Manor


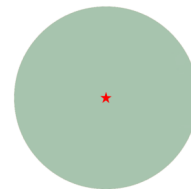


Additional Notifications:

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

Labels Pulled
February 10, 2021

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 91

**1-AB-2021 &
1-PP-2021**