PLANNING COMMISSION REPORT

Meeting Date: August 12, 2026
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

Carr Residence Abandonment
7-AB-2025

Request to consider the following:

1. A recommendation to City Council regarding a request by owner to abandon the following portions of fee-simple right-of-way, 30 feet located along the northern (old E. Via Linda alignment), 70 feet located along the eastern (N. 140th Street), and 25 feet located along the southern (E. Gary/Shangri La Road alignment) boundaries of parcels 217-30-006L and 217-30-006M, located at 11270 N. 140th Street, with Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning designation, totaling approximately 65,330 square-feet of right-of-way. Owner to dedicate property interests to the City.

Goal/Purpose of Request

The request is to abandon the existing street right-of-way to facilitate the development of two parcels on the property. The applicant is also proposing to reserve, and have dedicated, Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE) over portions of the proposed abandonment area.

Key Items for Consideration

- Proposed abandonment area contains sensitive land forms,
- Access not impacted by this proposed abandonment,
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan,
- Request associated with a minor subdivision application (13-MD-2025),
- Staff received considerable concerns from residents, located in the surrounding communities; staff received communications in support, as well,
- Staff met with the residents through individual in-person meetings, via phone conversations, emails, on-line open house, and an on-site visit, and
- The owner shall dedicate Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE) over proposed abandonment areas.

OWNER

Gabrielle Carr
(480) 522-4463

APPLICANT CONTACT

Zach Hill
Kimley-Horne
(480) 207-2669

LOCATION

11270 N. 140th Street (Parcels 217-30-006L and 217-30-006M)

BACKGROUND

General Plan

City of Scottsdale General Plan 2035 Conceptual Land Use Map designates the subject property as Suburban Neighborhoods. Within the Suburban Neighborhoods category, the land uses typically include medium- to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one dwelling unit per acre, but less than eight dwelling units per acre. This category also includes some townhouses and small-lot single-family homes, such as patio homes. Suburban Neighborhoods may be used as transitions among less intense areas, Urban Neighborhoods, and non-residential uses.

Right-of-Way

The subject rights-of-way bordering the two subject parcels (217-30-006L and 217-30-006M) are located along the historic E. Via Linda alignment (30 feet), along N. 140th Street (70 feet), and along the E. Gary/Shangri La Road alignment (25 feet), and were dedicated through two separate actions (Docket Number 1984-0219532 and MCR Book 183 and Page 143).

The existing right-of-way, along N. 140th Street, totals 85 feet in width. The proposed abandonment request seeks to have the City Council abandon the western 70 feet of the existing right-of-way. The remaining eastern fifteen (15) feet of right-of-way will remain in place as the dedicating property (parcel number 217-30-004M) associated with that fifteen (15) feet of right-of-way chose not to be part of the proposed abandonment application.

Zoning

The subject parcels (217-30-006L and 217-30-006M) are zoned Single-Family Residential, Environmentally Sensitive Lands (R1-43/ESL). The R1-43/ESL zoning district allows for single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation.

The subject parcels, 217-30-006L and 217-30-006M, were annexed into the City of Scottsdale in May of 1975, through Ordinance Number 891. The annexed parcels were rezoned from the county designation to the City's Single-Family Residential district (R1-43) through case 31-ZN-1975.

The subject properties, including the surrounding northern portions of the City, later received an overlay district designation (Hillside District) through case 72-ZN-1977. The overlay designated the property with the Single-Family Residential, Hillside District (R1-43/HD/HC) zoning designation.

In 1991, the Environmentally Sensitive Lands (ESL) ordinance was adopted as an amendment to the Hillside District overlay. The subject site's current ESL Overlay district took effect in 2004. The ESL ordinance categorized these parcels within their most current zoning: Residential Single-Family, Environmentally Sensitive Lands (R1-43/ESL).

Context

The subject property is generally located on the south side of E. Via Linda Road, east of N. 136th Street. More specifically, the site is located on the northwest corner of E. Gail Road and the N. 140th Street alignment. The surrounding areas, within a half-mile radius of this site, include single-family homes and two smaller commercial centers. The boundary of the City of Fountian Hills is located approximately one half a mile to the east.

Please refer to context graphics attached.

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

Development Information

The applicant's request will allow the subject property to expand the building envelope of the southern parcels (217-30-006M). The City will receive a Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE) over portions of the proposed abandonment areas to protect the levels of inundation of the existing desert wash.

IMPACT ANALYSIS

Land Use

The existing land use for this subject site is in conformance with the General Plan designated land use of Suburban Neighborhoods. The request shall not modify the existing land use designation. The request will not modify the number of parcels that exist.

The two subject parcels are remnants of the development of the surrounding area.

Traffic/Trails

As stated above, the two subject parcels are remnants due to not being included by surrounding development proposals. The two subject parcels are outliers of the subdivision that was created surrounding the sites. General access is first maintained through existing dedicated public right-of-way of E. Gail Road and then through an ingress and egress easement. The Paloma Paseo Subdivision provided an existing Ingress and Egress Easement over Tract "D" dedicated through the subdivision plat. With the proposed abandonment request and proposed associated minor subdivision plat (13-MD-205), the city shall retain the required right-of-way to ensure the neighboring property meets the minimum width requirements under the Singel-family Residential District (R1-43) development standards requirements.

The Transportation Master Plan Local Area Infrastructure Planned Streets (LAIPS) plan does not identify a north/south connection between E. Gail Road and E. Via Linda, along the N. 140th Street alignment. This abandonment request is consistent with the Transportation Master Plan Local Area Infrastructure Planned Streets (LAIPS) plan. This portion of the City's street circulation is considered completed and therefore not identified as a future connection. The Transportation Department supports the abandonment of the portions of N. 140th Street as proposed in this request.

The owner, through the associated minor subdivision plat (13-MD-2025), shall dedicate Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE) over portions of the proposed abandonment areas. The PNMAE will continue the ability for the wash to be utilized as an unpaved trail system. Currently, the subject northern parcel (217-30-006L) does not provide an easement for public access.

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 via E. Gail Road and an existing Ingress and Egress Easement dedicated through the Paloma Paseo subdivision tract. No access impacts are anticipated to the existing properties.

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. The remaining right-of-way will be retained to meet the utility needs for the parcels.

Community Involvement

The applicant conducted a mailing to property owners located within 750 feet of the proposed roadway easement abandonment. The City staff also conducted a mailing to property owners within 750 feet of the proposed roadway easement abandonment. The staff received communications from residents inquiring about the abandonment and providing initial opposition. Staff also received a communication in support of the abandonment request.

During the review of the subject abandonment application, staff received additional communications in opposition to the abandonment request. Please reference Attachment #9 for communications received by staff regarding the abandonment application. Staff conducted and returned phone calls, emails, in-person meetings, an on-line open house, and a site visit. Some of the residents opposed to the request provided staff with a consolidated letter that outlined concerns and questions. Staff provided responses to the individual comments/concerns (Attachment #9). The letter also identified a request to have a meeting between staff and the concerned residents. Staff scheduled an on-line open house to meet the residents' request.

On February 22, 2026, staff received a signed "Petition to Deny" by one of the residents. The petition is provided in Attachment #9.

On June 3, 2026, staff conducted an on-line meeting that included approximately seven (7) staff members and approximately 17 residents. Staff provided responses to the consolidated letter prior to the on-line open house meeting. The on-line meeting was designed to provide real-time conversation and to listen to any additional resident concerns or comments. After the online open house, the residents opposed to the request provided staff with an additional consolidated letter

itemizing additional concerns and questions and requested an on-site meeting. Staff provided response to the additional concerns prior to the scheduled an on-site visit.

On July 13, 2026, staff met with three (3) residents on the subject abandonment area. For the first portion of the on-site meeting, the residents reiterated their concerns with the proposed abandonment application. The three residents, representing two HOA communities (Paloma Paseo and Sierra Estates), then walked the subject site with staff identifying environmental areas and ideological concerns with the proposed request. One resident also identified previous inquiries that they felt had not been addressed. The residents also suggested an alternative to the proposal that would include swapping land area to modify the location of the proposed driveway. Staff stated that the residents (HOA representatives) would need to contact the applicant and owner to propose the land area swap.

Two of the residents provided follow-up emails to the on-site meeting (Reference Attachment #9).

In both instances, on-line open house and site visit, staff suggested that either the owner or the applicant be present at the meetings. The residents requested the meeting occur with just their team and city staff.

Attachment #9 provides additional resident concerns and staff responses.

Policy Implications

Transportation staff supports the abandonment request as the right-of-way is not required to complete the city's transportation system. Staff determined that there is no public benefit in retaining the subject right-of-way. Staff analysis in the support of an abandonment request is determined by a variety of factors, one of which is whether the right-of-way is need by the City to complete the street system.

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 $65,330.00 for the Abandonment Right-of-Way ($1 per square foot), in addition to any other amounts payable to City. The owner shall dedicate Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE) over portions of the proposed abandonment areas. The above-mentioned easements will protect the significant desert wash and complete the unpaved trail system that crosses the northern parcel (217-30-006L).

With the proposed abandonment request and proposed associated minor subdivision plat (13-MD-205), the city shall retain the require right-of-way to ensure the neighboring property (to the east) meets the minimum width requirements under the Singel-family Residential District (R1-43) development standards requirements. The remaining right-of-way will assist the neighboring property meet ordinance requirements in case they request an abandonment of their associated right-of-way in the future.

Some residents have requested that the owner provide completed designs for the two subject parcels. However, the process for the land division and home designs are different and separate from this abandonment application. The applicant provided a grading and drainage plan with the proposed abandonment application and the drainage report memo with the minor subdivision application. The applicant will be required to submit the drainage materials for the minor land division application. The minor subdivision application will not receive approval until such time that

the applicant has met the drainage requirements for the preliminary plat process. Any future development that will impact the wash will go through the required review process at both the wash modification stage and the future final plans stage to ensure that the development will not adversely impact the surrounding properties.

The subdivision ordinance requires all lots to provide street frontage. The ESL ordinance allows for the amendment of development standards to include the creation of a flag lot which allows for a minimum 20-foot lot width (street frontage). All the surrounding subdivisions to these subject sites have implemented this amendment. As stated above, the city will retain the required right-of-way to ensure the neighboring property (parcel 217-30-004M) meets the minimum width requirements under the Singel-family Residential District (R1-43) development standards requirements in case they request an abandonment of their associated right-of-way in the future.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the following portions of right-of-way: 30 feet located along the northern (old E. Via Linda alignment), 70 feet located along the eastern (N. 140th Street), and 25 feet located along the southern (E. Gary/Shangri La Road alignment) boundaries of parcels 217-30-006L and 217-30-006M, located 11270 N. 140th Street, with Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning designation, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner provides $65,330.00 as consideration for the abandonment of right-of-way area.
2. The property owner will provide a plat (13-MD-2025) that combines the subject right-of-way with the subject parcels (217-30-006L and 217-30-006M).
3. The Property owner shall provide a Natural Area Open Space Easement (NAOS) over the desert washes 100-year limit of inundation located within the proposed right-of-way area.
4. The Property owner shall provide a Drainage and Flood Control Easement (DFCE) over the desert washes 100-year limit of inundation located within the proposed right-of-way area.
5. The Property owner shall provide a Vista Corridor Easement (VCE) over the desert washes 100-year limit of inundation located within the proposed right-of-way area.
6. The Property owner shall provide a Public Non-Motorized Access Easement (PNMAE) over the desert washes 100-year limit of inundation located within the proposed right-of-way area.

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



July 13, 2026

Jesus Murillo, Report Author — Date



8/3/2026

Tim Curtis, AICP, Current Planning Director — Date
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

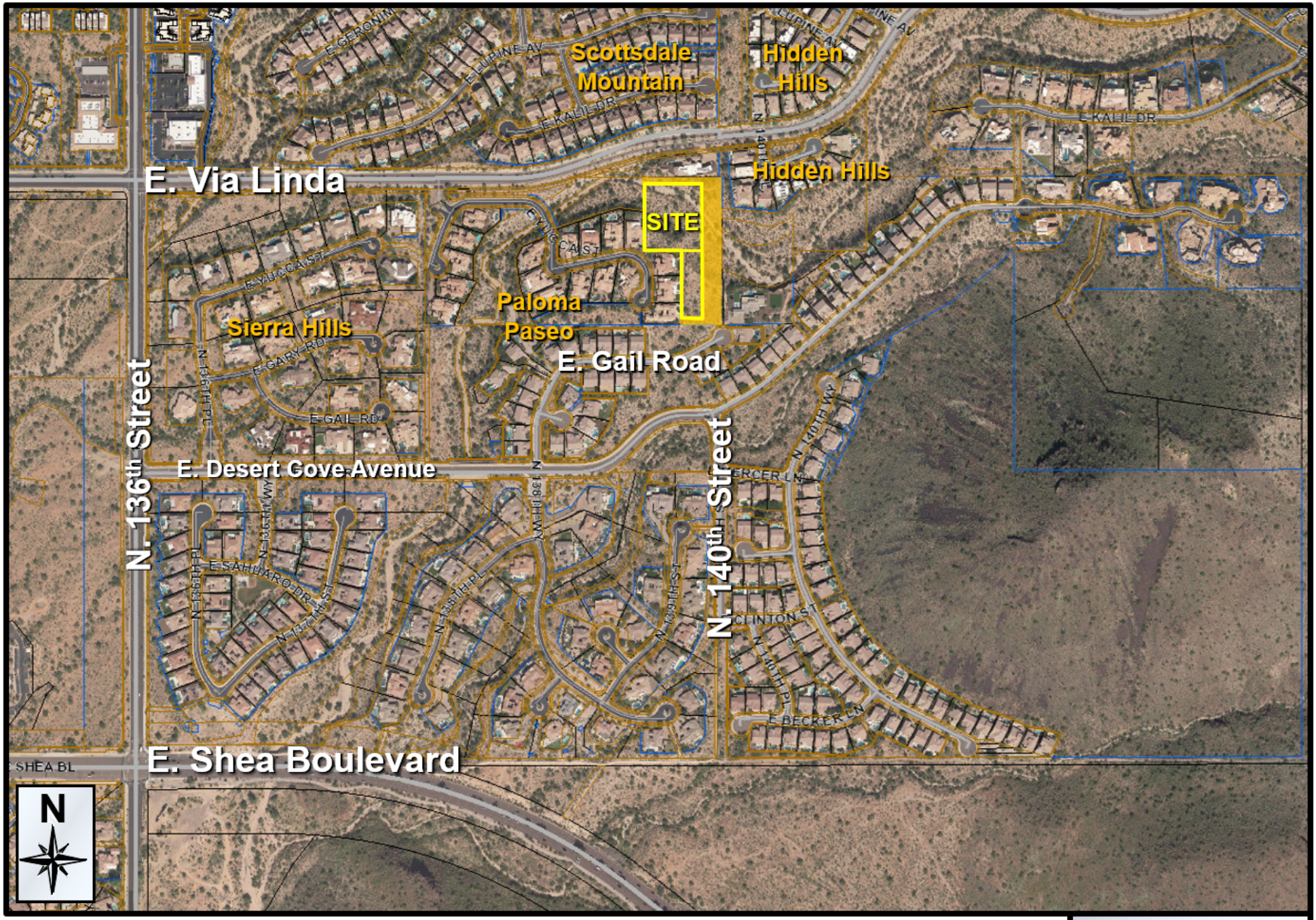


08/04/2026

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

ATTACHMENTS

1. Context Aerial
1A. Aerial Close-Up
2. Applicant's Narrative
3. Resolution No. 13750
   - Exhibit A: Legal Description
   - Exhibit B: Legal Graphic
   - Exhibit C: Depiction of subject parcel
4. Proposed Abandonment Areas Map
5. Required Dedications Map
6. Associated Minor Subdivision Plat (13-MD-2025)
7. Abandonment and Remaining Right-of-way Exhibit
8. Neighborhood Outreach
9. Citizen Correspondence
10. City Notification Map



Context Aerial

7-AB-2025

ATTACHMENT "1"



Aerial Close-up

7-AB-2025

ATTACHMENT "1A"

CARR PROPERTIES

Abandonment Application

Project Narrative

Case # 7-AB-2025

March 2026



Prepared by:

Kimley-Horn and Associates
2046 Riverview Auto Drive
Mesa, Arizona 85201
480-207-2666

I. Abandonment Request

Our firm (Kimley-Horn)represents the Carr Living Trust in the development of the Carr Properties which is proposing two large custom single-family residential lots in north-east Scottsdale Arizona (APN's 217-30-006L & 217-30-006M). In conjunction with this abandonment application, development is currently under review for a minor subdivision (MD) application approval (13-MD-2025) for this site.

As part of this process, we are submitting an application to request approval for the abandonment of a 65,330 SF, +/-1.49 Acre 'U' shaped portion of road and right-of-way (ROW) adjacent to the Carr Properties site. This abandonment includes to the north on lot 2, approximately 30' feet of ROW abandonment, to the east on lots 1 & 2, 75' feet of ROW abandonment with 15' of ROW to remain and to the south on lot 1, 25' feet of ROW abandonment with a 40' feet easement to E Gail Road for ingress, egress & public utilities, along the north-south 140th St alignment in Scottsdale (see abandonment exhibit).

Natural Area Open Space (NAOS) in the abandonment area shall preserve the most significant features and vegetation, including rock outcroppings, and significant concentrations of native vegetation in relation to the surrounding development project per Ordinance Section 6.1060.C.3.d. The plan provides 1.58 acres of NAOS (1.44 acres required). The NAOS has been added over the southern bank of the wash on the north end at lot 2. All portions of the wash located within the subject abandonment right-of-way (especially current 100-year levels of inundation) shall be protected by Natural Area Open Space (NAOS) with Drainage & Flood Control Easement (DFCE), added to wash.

The parcels proposed for roadway and right-of-way abandonment are vacant and do not provide access to any surrounding residential parcels. The two large custom single-family home lots will be accessed from the south off E Gail Rd via a remaining 24-foot remaining right-of-way and 40-foot easement.



EXISTING AERIAL CONTEXT



PROPOSED AERIAL 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 subject land area, which provides no access, to be abandoned consists of 65,330 SF / 1.49 acres. The site will be developed for individual residential use and the abandonment fee should be for the amount of $1 per square foot. The applicant concurs with this valuation for the 65,330 SF abandonment area.

Valuation schedule:

FEE SCHEDULE

Type 1 SFR zoning		Type 2 SFR zoning		Non-SFR zoning	
Developed or Vacant SFR Parcel(s) that:		Developed or Vacant SFR Parcel(s) that ARE:		Developed or Vacant Non-SFR Parcel(s) that ARE:	
Cannot be further subdivided as a result of abandonment		(a) Part of a Development Application, and/or (b) result of abandonment will increase density and/or the ability to subdivide the parcel		(a) Proposed to be rezoned and/or part of a Development Application, and/or (b) Will result in increased Density or Floor area Ratio	
Roadway or GLO Easement	Roadway Owned in Fee Simple	Roadway or GLO Easement	Roadway Owned in Fee Simple	Roadway or GLO Easement	Roadway Owned in Fee Simple
No appraisal required	No appraisal required	No appraisal required	*Appraisal required*	No appraisal required	*Appraisal Required*
FY25/26 Flat Fee $1 per SF	FY25/26 Flat Fee $1 per SF	FY25/26 Flat Fee $1 per SF	*Market Value*	FY25/26 Flat Fee $2.50 per SF	*Market Value*

ABANDONMENT VALUATION PROCEDURE

2025/2026

VALUATION PROCEDURE:

For all abandonments of city road right(s)-of-way to a person or entity who owns an interest in the land to be abandoned or has an adjoining property interest, the right-of-way proposed to be abandoned shall be valued using the methodology determined by the Fee Schedule.

Where an Appraisal is required, the Appraiser shall consider the area to be abandoned as vacant land, as if assembled with the adjoining land and as having an equal zoning classification as the property to which it is proposed to be joined. The proposed rezoning classification shall be used for Non-SFR parcels when application for rezoning has been made.

"Road" Defined: All or part of a platted or designated public street, highway, alley, lane, parkway, avenue, road, sidewalk or other public way, whether or not it has been used as such. (ARS 28-7201(4)).

VALUATION METHODOLOGY – FEE SCHEDULE

The value of the total square foot area of right-of-way to be abandoned shall be determined by the Fee Schedule based on the zoning of Applicant's Property and City's ownership interest in the adjacent right- of-way as being Easement, GLO or Fee.

NO APPRAISAL REQUIRED:

Valuation shall be determined using the applicable Flat-Fee rate multiplied by the total square foot of the area to be abandoned.

APPRAISAL REQUIRED:

Applicant must select an appraiser from the Appraiser list provided by the City. All appraisers on the list are State of Arizona Certified General Appraisers and shall follow Uniform Standards of Professional Appraisal Practice (USPAP) guidelines. This list may be modified with additions and deletions by City Real Estate staff, from time to time.
The applicant is responsible for payment of the appraisal fee prior to the City's submission of the appraisal request.
The appraisal shall value the proposed abandoned area as defined by the Valuation Procedure above

APPRAISAL REVIEW:

City shall review the Appraisal for completeness and accuracy. A recommendation of acceptance of the appraised value shall be provided by the Sr. Real Estate Manager or designee (SREM) and the Planning Director or designee (PD).

NOTE: ABANDONMENTS INCLUDING VALUATION OF THE ABANDONMENT AREA ARE SUBJECT TO CITY COUNCIL APPROVAL.

III. Public Outreach / Notification

As part of this abandonment application a 'Citizen & Neighborhood Invlovlement Report' was submitted and a notification letter was sent to interested parties, neighbors and property owners within 750 feet of the site. The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns.

Feed back from the community was received in the form of phone calls, emails and letters and has been recorded in the report. The community responses are being discussed with the city planning and development department to find the best way to address the concerns.

IV. Development Standards – Lot 2 Modifications (Flag Lot)

All residential lots must have frontage on and access to a public or private street within a 40-foot by 40-foot square of right-of-way (SRC Chapter 48-7). To provide access to the developable area on Lot 2, a flag lot condition is necessary, which requires a modified development standard for this lot.

According to Ordinance Section 6.1083(E)(8), the minimum lot width may be reduced by up to 25%. Flag lots with a minimum width of 20 feet are permitted if their design better aligns with the goals of the Environmentally Sensitive Lands Ordinance.

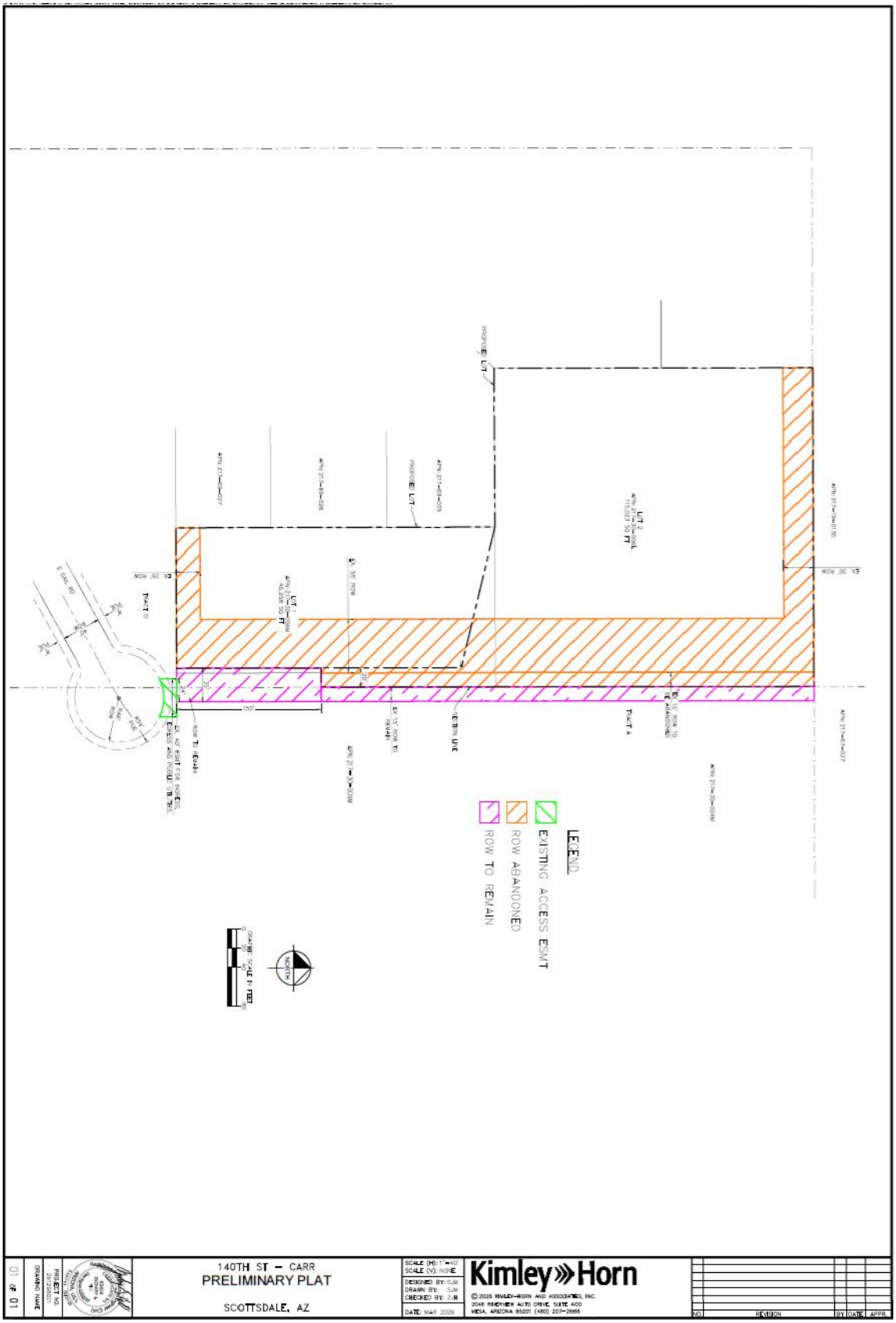
Considering the flag lot condition on Lot 2, the proposed revised development standard requests a minimum lot width of 20 feet to accommodate the driveway/access corridor, ensuring access to the developable envelope of the site.

Proposed Development Standard Comparison

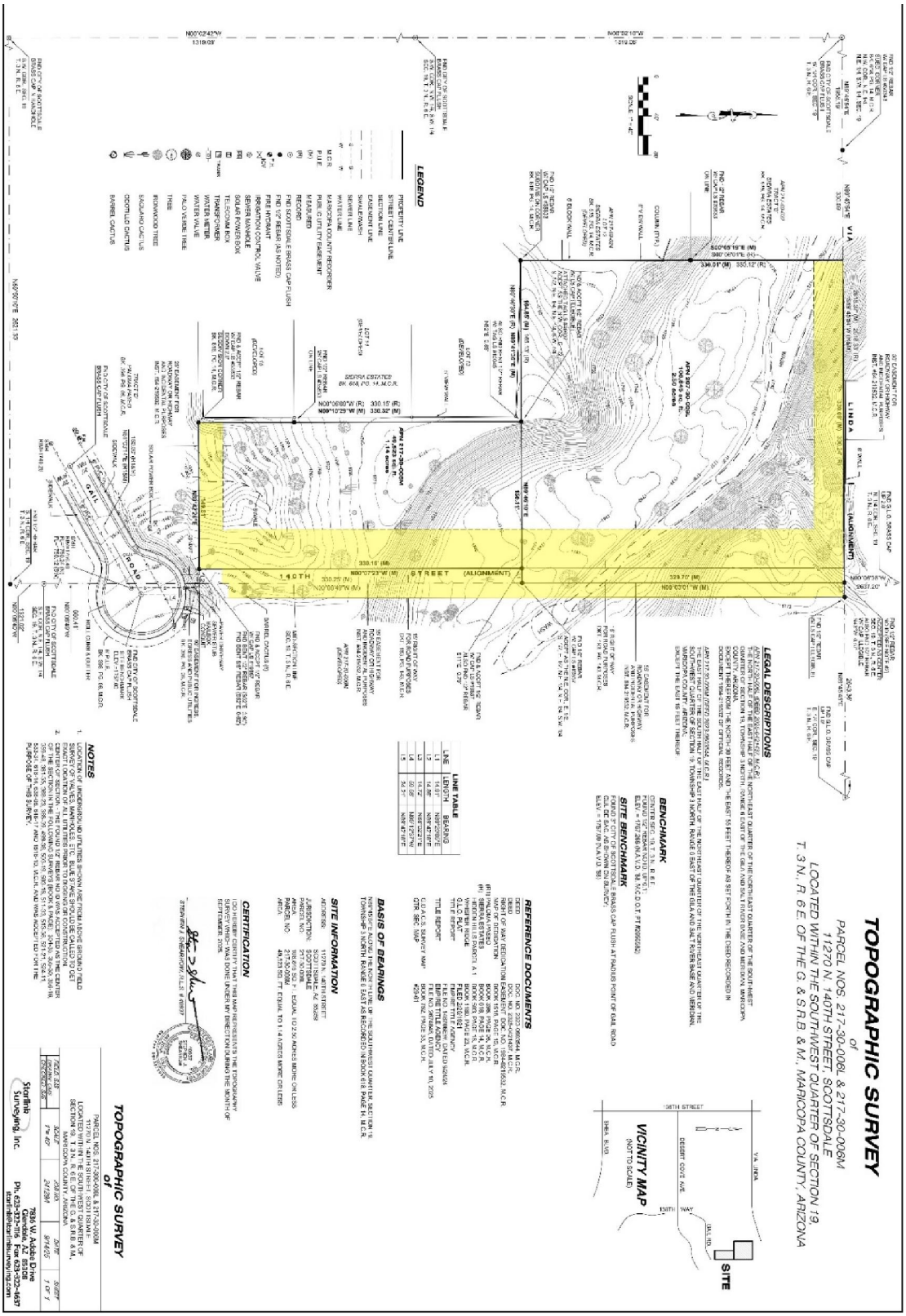
Development Standard	R1-43 Existing Requirements	R1-43 Proposed (Lot 2 / Flag Lot)
Density	1.00 du/ac	1.00 du/ac
Minimum Lot Area	43,000 SF	43,000 SF
Minimum Lot Width	150'	20'
Maximum Height	30'	24' (1 Story)
Front Setback	40'	40'
Side Setback	20'	20'
Rear Setback	35'	35'

kimley-horn.com | 2046 Riverview Auto Drive Suite 400, Mesa, AZ 85201 | 480 207 2666

Abandonment Exhibit (March 2026)



Existing ALTA Context



Legal Description

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 BEARS SOUTH 00°03'01" EAST, A DISTANCE OF 329.70 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 00°03'01" EAST A DISTANCE OF 329.70 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00°06'49" EAST, A DISTANCE OF 180.21 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°53'11" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°06'49" EAST, A DISTANCE OF 150.06 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 144.67 FEET;

THENCE NORTH 00°10'29" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°43'43" EAST, A DISTANCE OF 94.70 FEET;

THENCE NORTH 00°06'49" WEST, A DISTANCE OF 305.40 FEET;

THENCE NORTH 00°03'01" WEST, A DISTANCE OF 299.55 FEET;

THENCE SOUTH 89°45'56" WEST, A DISTANCE OF 260.07 FEET;

CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	1 OF 4

EXHIBIT A
LEGAL DESCRIPTION

THENCE NORTH 00°05'19" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°45'56" EAST, A DISTANCE OF 330.09 FEET TO THE POINT OF BEGINNING.

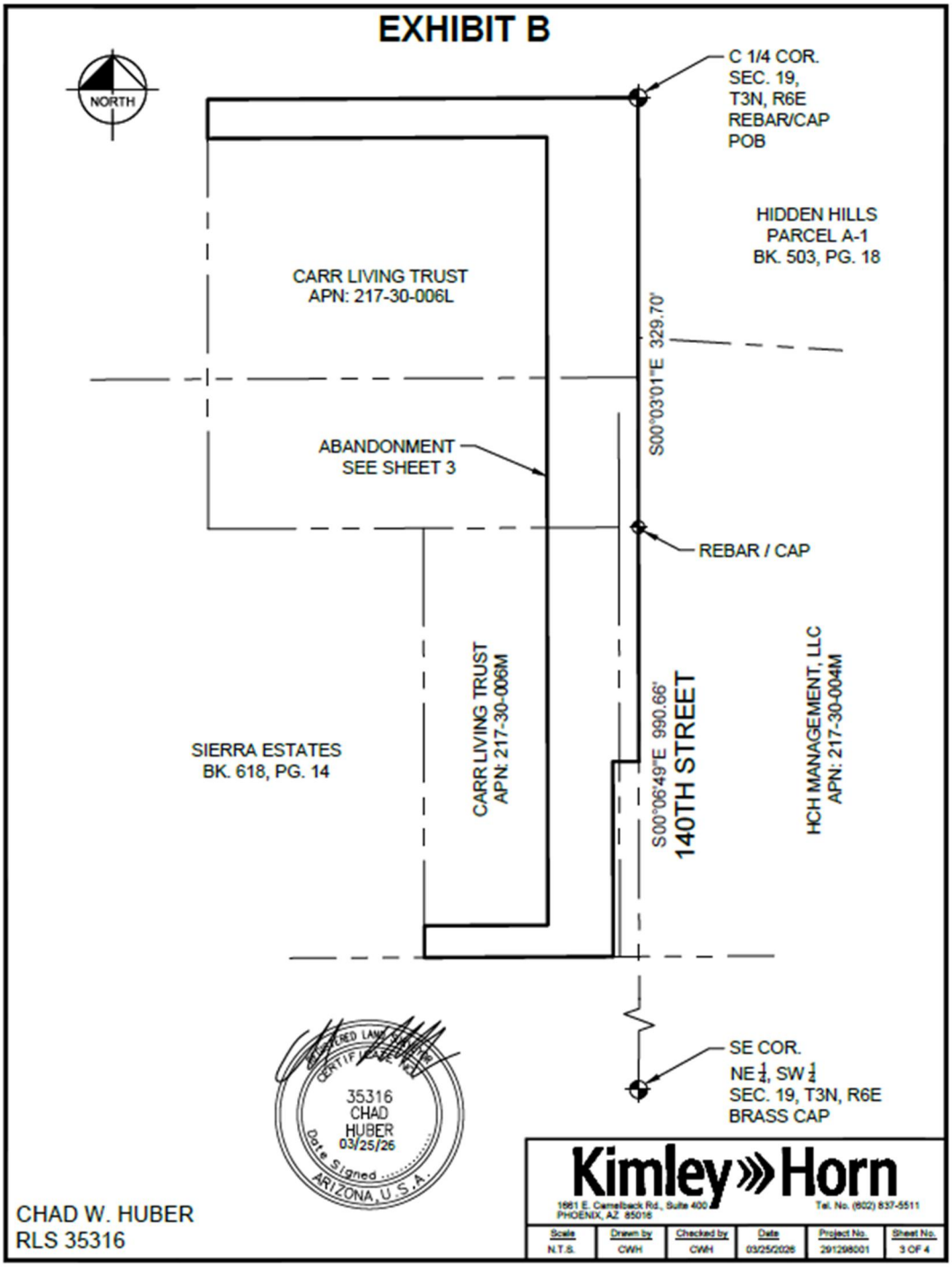
CONTAINING 53,364 SQ.FT. MORE OR LESS.

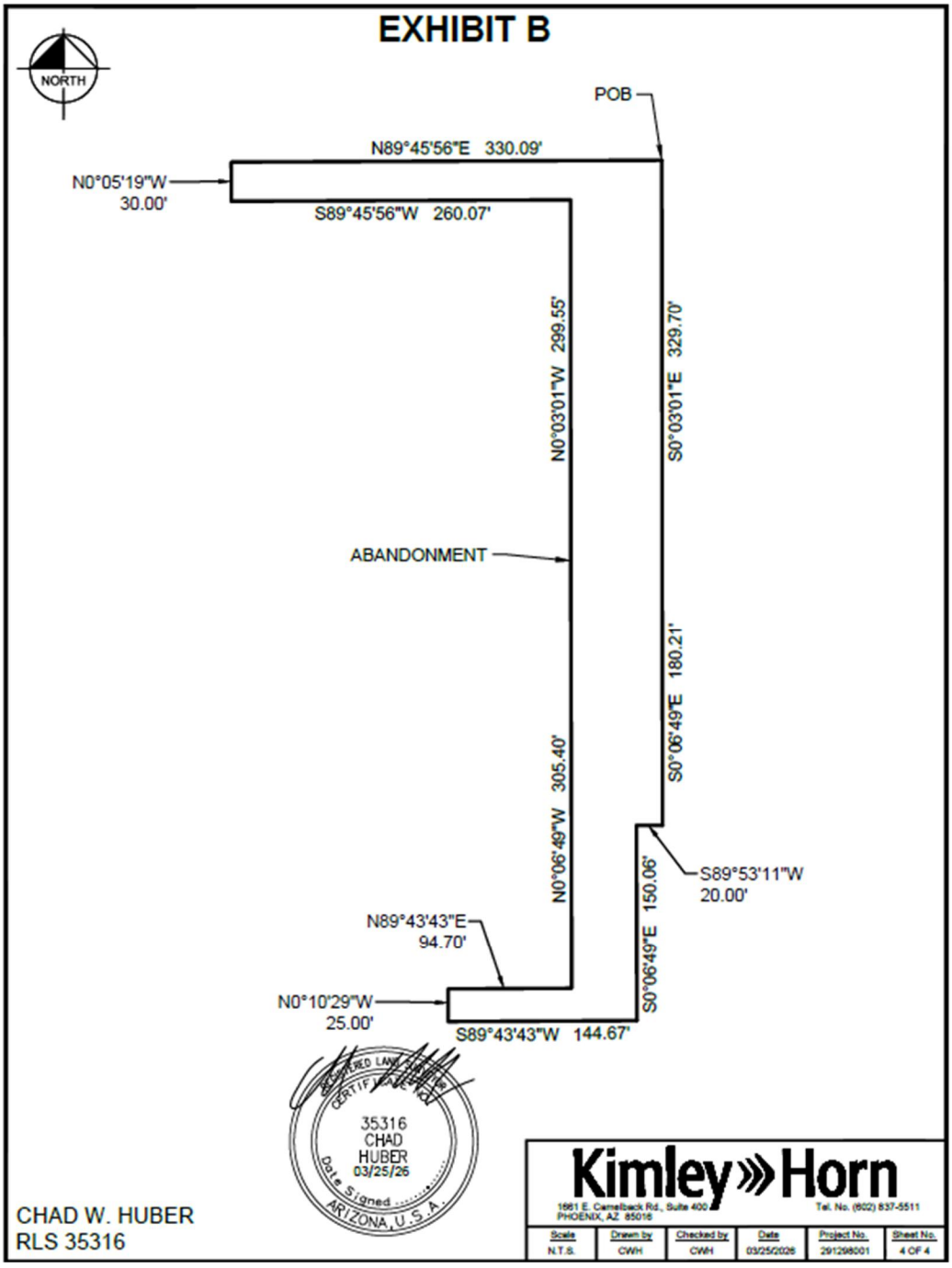


CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	2 OF 4


EXHIBIT B
NORTH
C 1/4 COR.
SEC. 19,
T3N, R6E
REBAR/CAP
POB
HIDDEN HILLS
PARCEL A-1
BK. 503, PG. 18
CARR LIVING TRUST
APN: 217-30-006L
S00°03'01"E 329.70'
ABANDONMENT
SEE SHEET 3
REBAR / CAP
CARR LIVING TRUST
APN: 217-30-006M
S00°06'49"E 990.66'
140TH STREET
HCH MANAGEMENT, LLC
APN: 217-30-004M
SIERRA ESTATES
BK. 618, PG. 14
35316
CHAD
HUBER
03/25/26
Date Signed
ARIZONA, U.S.A.
SE COR.
NE 1/4, SW 1/4
SEC. 19, T3N, R6E
BRASS CAP
CHAD W. HUBER
RLS 35316
Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511
Scale N.T.S.
Drawn by CWH
Checked by CWH
Date 03/25/2026
Project No. 291298001
Sheet No. 3 OF 4


EXHIBIT B
NORTH
POB
N89°45'56"E 330.09'
N0°05'19"W
30.00'
S89°45'56"W 260.07'
N0°03'01"W 299.55'
S0°03'01"E 329.70'
ABANDONMENT
S0°06'49"E 180.21'
N0°06'49"W 305.40'
S89°53'11"W
20.00'
N89°43'43"E
94.70'
S0°06'49"E 150.06'
N0°10'29"W
25.00'
S89°43'43"W 144.67'
35316
CHAD
HUBER
03/25/26
Date Signed
ARIZONA, U.S.A.
CHAD W. HUBER
RLS 35316
Kimley»Horn
1561 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511
Scale
N.T.S.
Drawn by
CWH
Checked by
CWH
Date
03/25/2026
Project No.
291296001
Sheet No.
4 OF 4

RESOLUTION NO. 13750

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, INCLUDING 30 FEET LOCATED ALONG THE NORTHERN (OLD E. VIA LINDA ALIGNMENT), 70 FEET LOCATED ALONG THE EASTERN (N. 140TH STREET), AND 25 FEET LOCATED ALONG THE SOUTHERN (E. GARY/SHANGRI LA ROAD ALIGNMENT) BOUNDARIES OF PARCELS 217-30-006L AND 217-30-006M, LOCATED AT 11270 N. 140TH STREET.

(7-AB-2025)
(E. Via Linda alignment, N. 140th Street, and E. Gary/Shangri La Road alignment)

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 65,330 square-feet.

E. The Abandonment Rights-of-way fall within, serve, affect or are near two parcel comprising approximately 2.5 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.

ATTACHMENT "3"

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 has delivered to City a plat (13-MD-2025) that combines the subject right-of-way with the subject parcels (217-30-006L and 217-30-006M).

3.2 The owner of the parcel shall pay to City the total amount of Sixty-five Thousand Three Hundred Thirty Dollars and 00/100 ($65,330.00) 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.

3.3 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a Natural Area Open Space Easement (NAOS) over the desert washes 100-year limit of inundation located within the proposed right-of-way area.

3.4 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a Drainage and Flood Control Easement (DFCE) over the desert washes 100-year limit of inundation located within the proposed right-of-way area.

3.5 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a Vista Corridor Easement (VCE) over the desert washes 100-year limit of inundation located within the proposed right-of-way area.

3.6 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a Public Non-Motorized Access Easement (PNMAE) over the desert washes 100-year limit of inundation located within the proposed right-of-way area.

3.7 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:

OFFICE OF THE CITY ATTORNEY

_____
Luis E. Santaella, Interim 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

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 BEARS SOUTH 00°03'01" EAST, A DISTANCE OF 329.70 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 00°03'01" EAST A DISTANCE OF 329.70 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00°06'49" EAST, A DISTANCE OF 180.21 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°53'11" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°06'49" EAST, A DISTANCE OF 150.06 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 144.67 FEET;

THENCE NORTH 00°10'29" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°43'43" EAST, A DISTANCE OF 94.70 FEET;

THENCE NORTH 00°06'49" WEST, A DISTANCE OF 305.40 FEET;

THENCE NORTH 00°03'01" WEST, A DISTANCE OF 299.55 FEET;

THENCE SOUTH 89°45'56" WEST, A DISTANCE OF 260.07 FEET;

CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

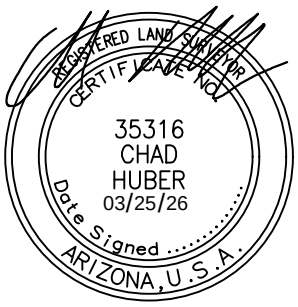
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	1 OF 4

LEGAL DESCRIPTION

THENCE NORTH 00°05'19" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°45'56" EAST, A DISTANCE OF 330.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,364 SQ.FT. MORE OR LESS.

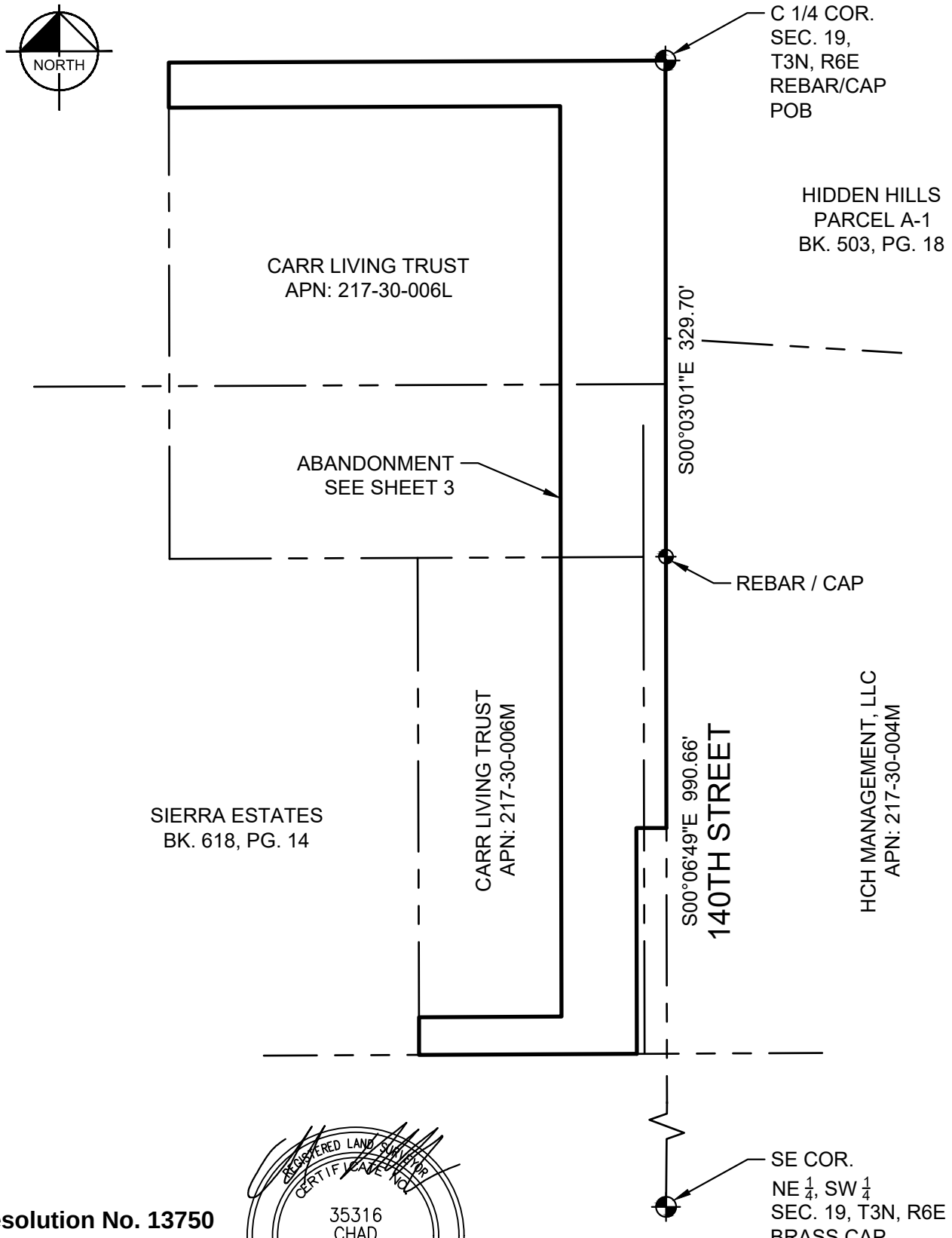


CHAD W. HUBER
RLS 35316

Resolution No. 13750
Exhibit "A"
Page 2 of 2

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	2 OF 4



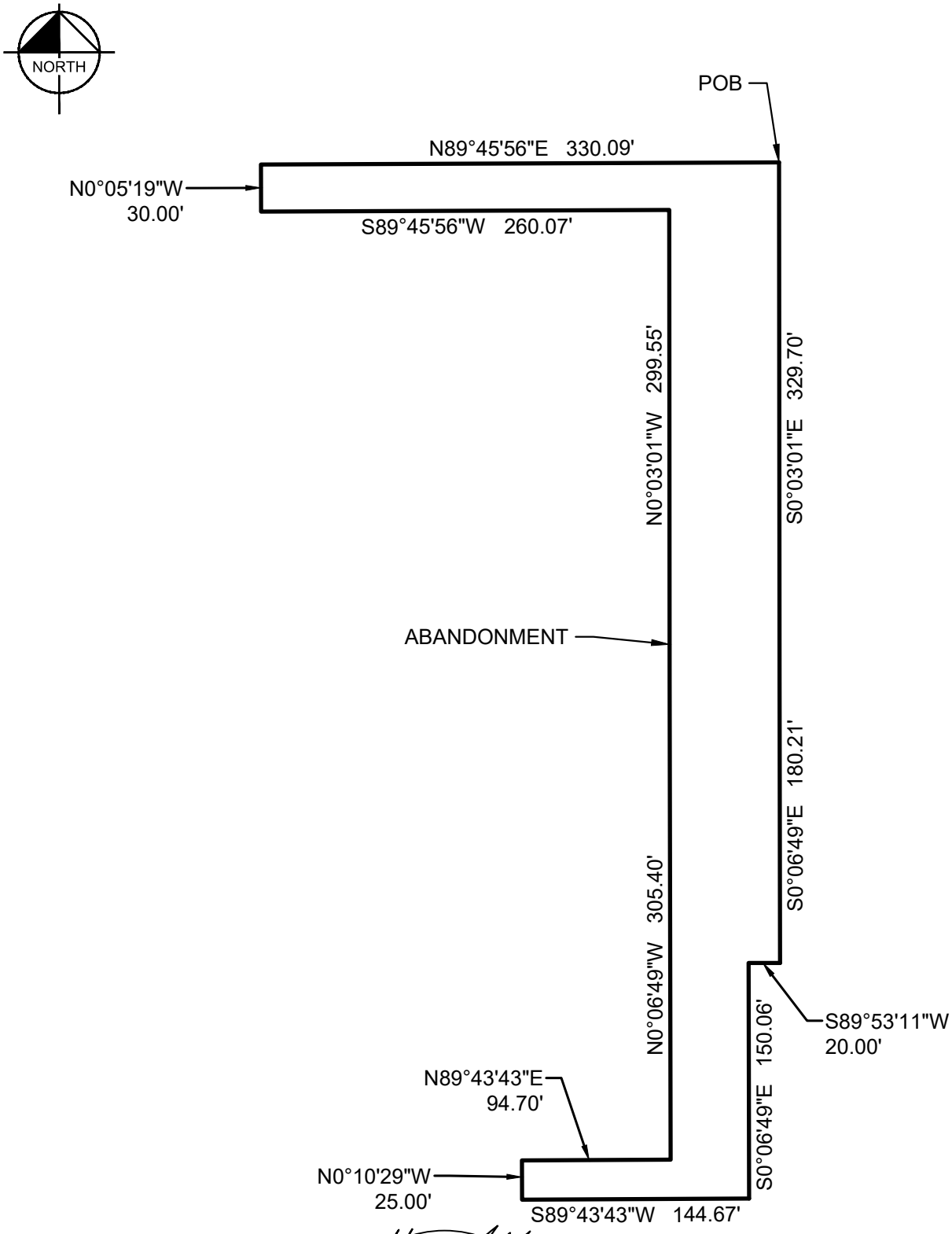
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35316
CHAD
HUBER
03/25/26
Date Signed
ARIZONA, U.S.A.

Resolution No. 13750
Exhibit "B"
Page 1 of 2

CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	03/25/2026	291298001	3 OF 4



Resolution No. 13750
Exhibit "B"
Page 2 of 2

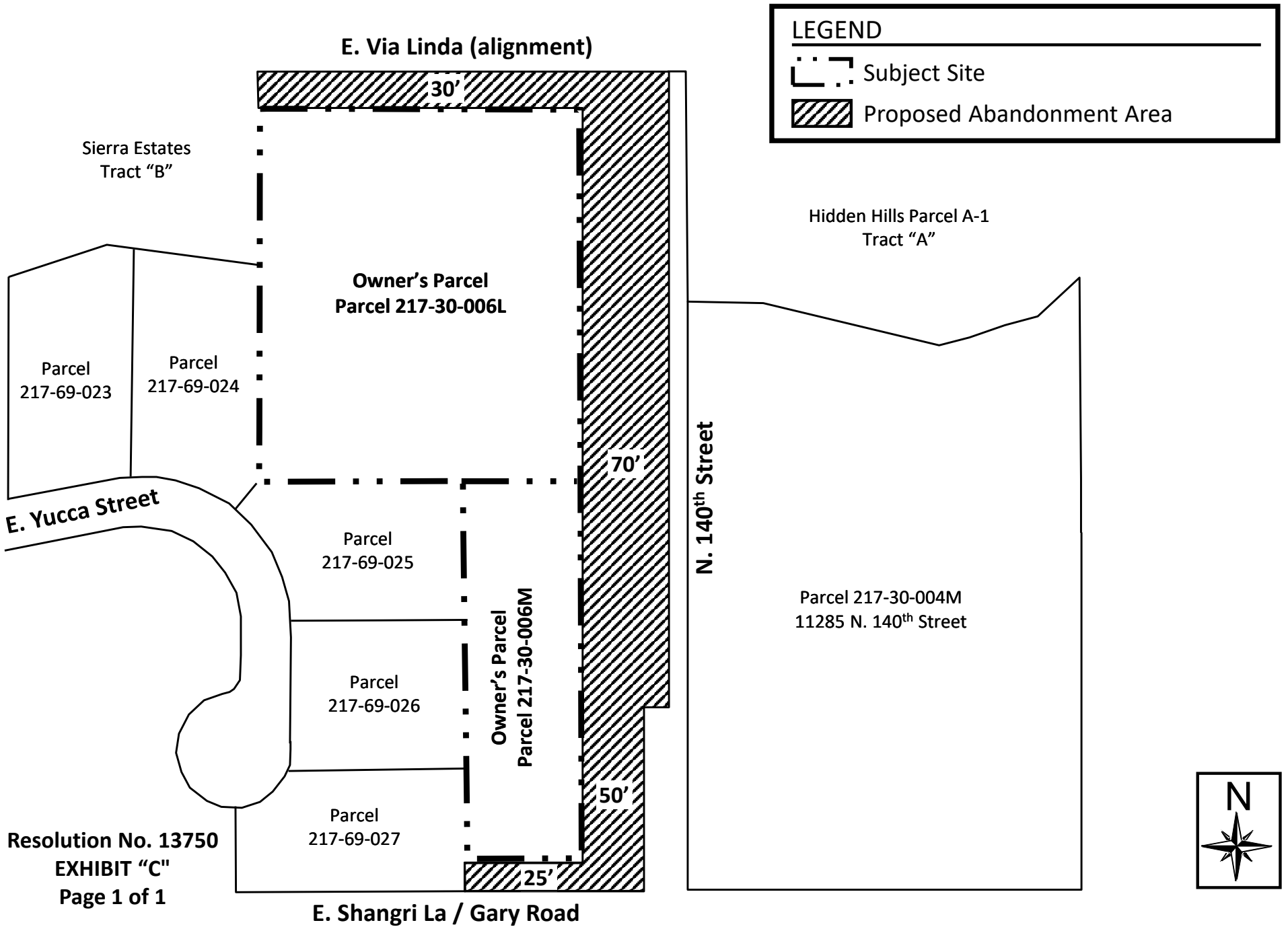
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35316
CHAD
HUBER
03/25/26
Date Signed .....
ARIZONA, U.S.A.

CHAD W. HUBER
RLS 35316

Kimley»Horn

1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	03/25/2026	291298001	4 OF 4



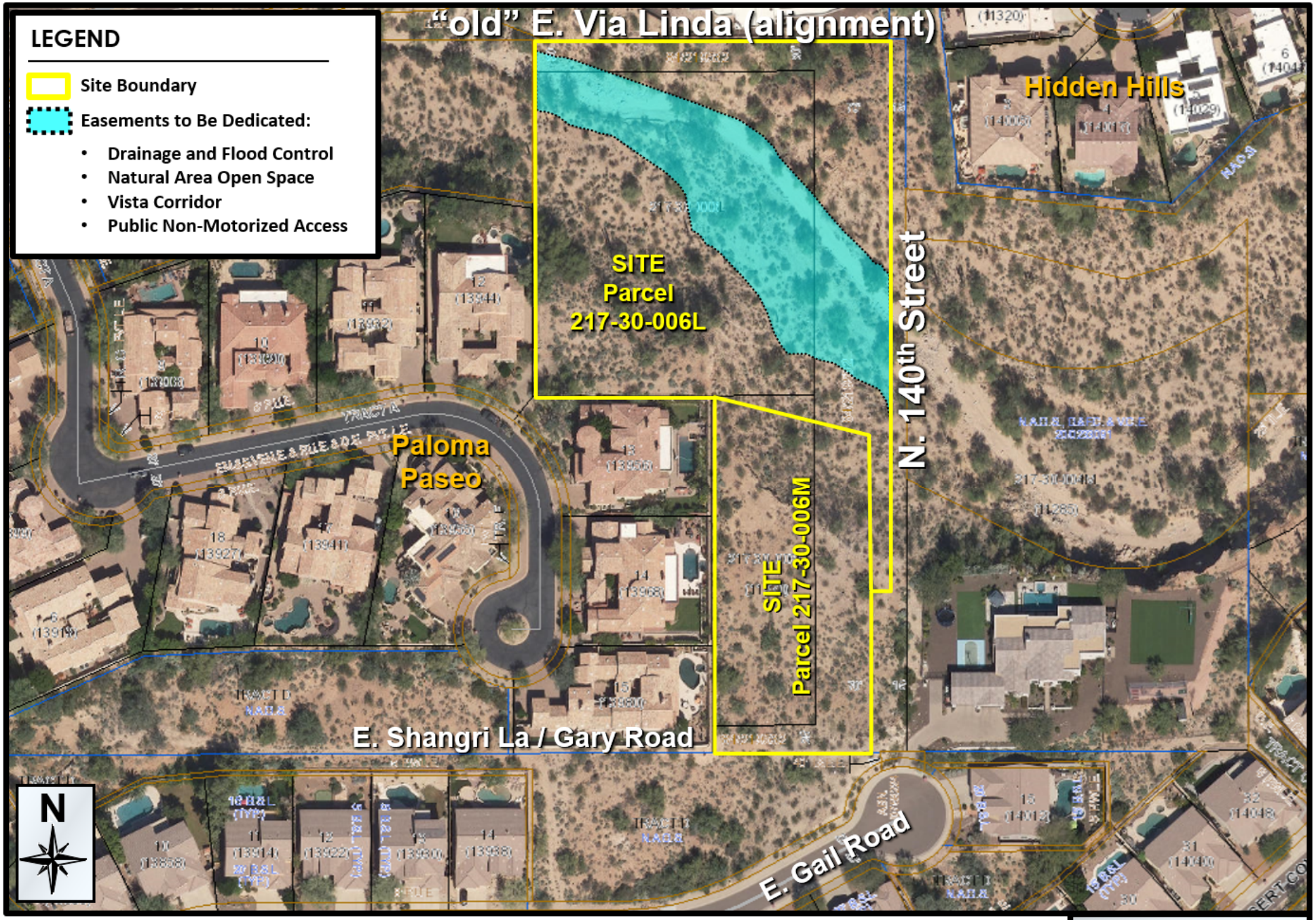
Resolution No. 13750
EXHIBIT "C"
Page 1 of 1



Proposed Abandonment Areas

7-AB-2025

ATTACHMENT "4"



Required Dedication Areas

7-AB-2025

ATTACHMENT "5"

PRELIMINARY PLAT
AND
PRELIMINARY GRADING AND DRAINAGE
FOR
140TH STREET CARR

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ENGINEER
KIMLEY-HORN & ASSOCIATES
2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201
TELEPHONE: (480) 207-2666
CONTACT: ZACH HILL, P.E.

SURVEYOR
STARLINK SURVEYING, INC.
7836 W ADOBE DRIVE
GLENDALE, ARIZONA 85308
TELEPHONE: (623) 322-1116
CONTACT: STEPHEN SHEARROW

OWNER/DEVELOPER
CARR LIVING TRUST
8776 E. SHEA BLVD. SUITE #477
SCOTTSDALE, AZ 85260
TELEPHONE: (480) 522-4469
CONTACT: GABRIELLE CARR

UTILITIES

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

BENCHMARK
CENTER SEC.19, T. 3N., R. 6 E.
FOUND ¼" REBAR NO ID, UP 0.1';

ELEVATION=1767.288 (N.A.V.D. '88 M.C.D.O.T. PT#2656582)

BASIS OF BEARING
N89°45'54"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST AS RECORDED IN BOOK 618, PAGE 14, M.C.R.

ZONING
R1-43 ESL

BUILDING SETBACKS
FRONT: 40'
SIDE: 20'
REAR: 35'

LEGAL DESCRIPTION
APN 217-30-006L (DEED 2025-0421437, M.C.R.)
THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THEREFORM THE NORTH 30 FEET AND THE EAST 55 FEET THEREOF AS SET FORTH IN THE DEED RECORDED IN DOCUMENT 1984-219532 OF OFFICIAL RECORDS.

APN 217-30-006M (DEED 2023-0603544, M.C.R.) THE EAST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 15 FEET THEREOF.

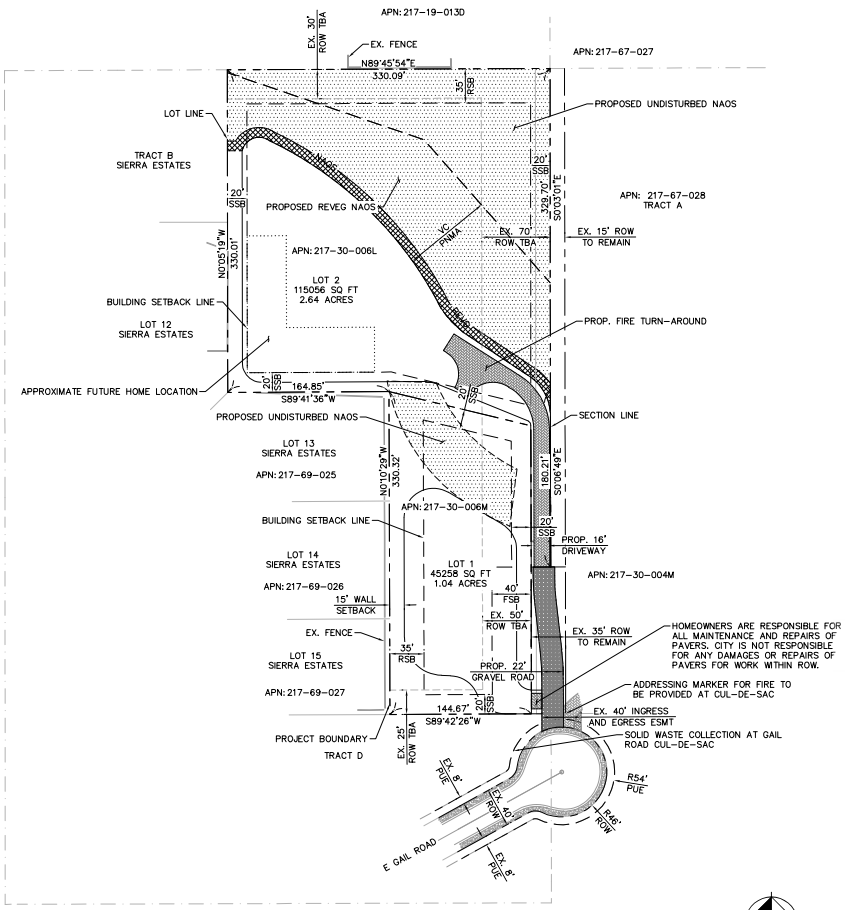
SITE DATA

GROSS AREA	2.67 AC±
NET AREA	2.46 AC±
TOTAL NUMBER OF LOTS	02
AVERAGE LOT AREA	1.33 AC±
MINIMUM LOT AREA	43,000 S.F.
DENSITY	0.75 DU/AC

LOT AREA TABLE			
LOT NO.	AREA (SQ FT)	AREA (ACRES)	ZONING
1	45258	1.04	R1-43 ESL
2	115056	2.64	R1-43 ESL

SOLID WASTE NOTE:
FINAL PLAT RESTRICTION TO BE PLACE ON BOTH LOTS, REQUIRING SOLID WASTE RECEPTACLE TO BE BROUGHT TO THE BACK OF CURB ON CUL-DE-SAC OF GALE ROAD.

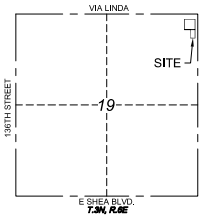
NOTE:
THE CONSTRUCTION OF PUBLIC IMPROVEMENTS AND ACCEPTANCE BY CITY, IS A CONDITION OF FINAL PLAT RECORDATION.



PRELIMINARY PLAT

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



VICINITY MAP
N.T.S

LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
S	PROPOSED SEWER LINE
S	EXISTING SEWER LINE
FM	PROPOSED FORCEMAIN
	PROPOSED STORM DRAIN
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	BUILDING SETBACK
	DRAINAGE SWALE
	RETAINING WALL
	100-YEAR INUNDATION LIMITS
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
PNMAE	PUBLIC NON-MOTORIZED ACCESS EASEMENT
ROW	RIGHT-OF-WAY
B/C	BACK OF CURB
TYP.	TYPICAL
HE	HIGHWAY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
EX	EXISTING
℄	CENTERLINE
P.	PROPERTY LINE
HOA	HOMEOWNERS ASSOCIATION
WSFE	WATER AND SEWER FACILITIES EASEMENT
RSB	REAR YARD SETBACK
SSB	SIDE YARD SETBACK
FSB	FRONT YARD SETBACK
CFS	CUBIC FEET PER SECOND
TBA	TO BE ABANDONED
SVT	SIGHT VISIBILITY TRIANGLE
DSRE	DESERT SCENIC ROADWAY EASEMENT
TBA	TO BE ABANDONED
VNAE	VEHICULAR NON-ACCESS EASEMENT
PVAE	PEDESTRIAN AND VEHICULAR ACCESS EASEMENT
VC	VISTA CORRIDOR EASEMENT
PNMA	PUBLIC NON MOTORIZED ACCESS EASEMENT
80.2 P	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
FL	FLOW LINE
EG	EXISTING GRADE
2.00%	SLOPE AT FINISHED GRADE
10	PROPOSED LOT NUMBERS
(17)	LAST LOT IDENTIFIER
A 07	CROSS SECTION ID
	APPROX. LIMITS OF 100 YEAR INUNDATION
	PAD CONSTRUCTION ENVELOPE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: SJM
DRAWN BY: SJM
CHECKED BY: ZJH
DATE: APR 2026

140TH ST - CARR
PRELIMINARY PLAT
COVERSHEET AND PRELIMINARY PLAT
SCOTTSDALE, AZ

03454
ZACHARY J. HILL
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
ARIZONA, U.S.A.

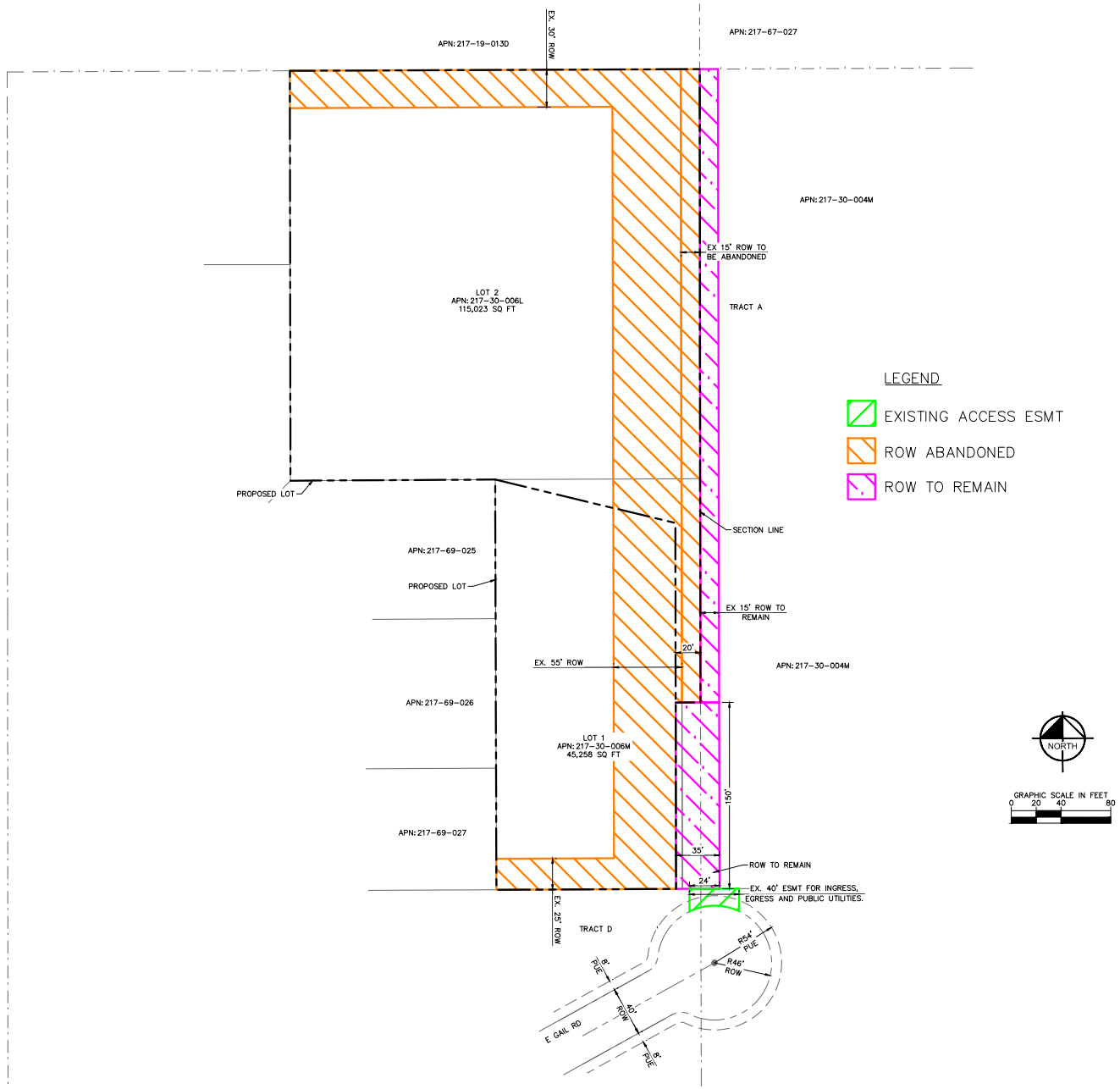
PROJECT NO.
29129800 1

DRAWING NAME
CV

01 OF 04

K:\EAV_Civil\29129800 1 - 140th Street Carr\CADD\ViewPort\CV.dwg Apr 10, 2026 zach.hill
THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. ANY USE OR REUSE OF THE CONCEPTS AND DESIGNS PRESENTED HEREIN FOR ANY OTHER PURPOSE OR CLIENT IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. KHA SHALL NOT BE HELD LIABLE FOR ANY DAMAGES ARISING OR RESULTING THEREFROM. BY THE USE OF THESE DOCUMENTS, RECIPIENT AGREES TO THE FOREGOING AND ACKNOWLEDGES THAT ANY UNAUTHORIZED USE OR ADAPTATION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE STRICTLY PROHIBITED. ©2026 KIMLEY-HORN AND ASSOCIATES, INC.

ATTACHMENT "6"



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: SJM
DRAWN BY: SJM
CHECKED BY: ZJH
DATE: MAR 2026

140TH ST - CARR
PRELIMINARY PLAT

SCOTTSDALE, AZ



PROJECT NO.
291298001

DRAWING NAME

01 OF 01

K:\EAV_Civil\291298001 - 140th Street Corr\CADD\Exhibits\LEGAL EXHIBIT.dwg Mar 25, 2026 Joshua.Rasmussen
THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

ATTACHMENT "7"

Kimley»Horn

CARR PROPERTIES
Abandonment Application

CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This Citizen Participation Report is in association with the request (1046-PA-2024) for the approval of the Carr properties abandonment application on +/-1.49-acres of parcels adjacent to the subject property. This application seeks approval for the abandonment of roadway & right-of-way (ROW) associated with a minor subdivision (MD) application approval (1046-PA-2024) on two parcels: Lot 1 (APN: 217-30-006M, 43,358 SF) and Lot 2 (APN: 217-30-006L, 119,822 SF). These parcels are located south of E Via Linda Road, north of E Desert Cove Avenue along the 140th St alignment in north-east Scottsdale.

In accordance with the requirements for this application, a notification letter has been sent to interested parties, neighbors and property owners within 750 feet of the site . The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns.

The project team realizes the importance that all citizen outreach and input plays in the development process. We are committed to encouraging and allowing residents and neighbors to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way.

November, 2025

Attachments:
Neighborhood Letter
Notification Map
750’ Notification Parcel List

ATTACHMENT "8"

NEIGHBORHOOD LETTER

Kimley»Horn

NOVEMBER 2025

Dear Neighbor:

On behalf of the Carr Living Trust, we are writing to inform you about an upcoming application (1046-PA-2024) with the City of Scottsdale. This application seeks approval for the abandonment of the right-of-way (ROW) associated with two parcels: Lot 1 (APN: 217-30-006M, 43,358 SF) and Lot 2 (APN: 217-30-006L, 119,822 SF). These parcels are located south of E Via Linda Road, north of E Desert Cove Avenue along the 140th St alignment in north-east Scottsdale.

Carr Properties is proposing the development of two large Custom single-family residential lots, currently under review for a minor subdivision (MD) application approval (1046-PA-2024). The proposed abandonment involves a vacant roadway and two ROW parcels forming a 'U' shape totaling approximately 65,330 SF (+/-1.49 acres), measuring 30 feet to the north, 85 feet to the east, and 25 feet to the south. This area is adjacent to the two proposed residential lots, is currently vacant, lacks access, and is surrounded by other residential parcels. A 24-foot by 40-foot portion of the remaining right-of-way will be preserved to provide service access to the two lots from the south off E Gail Rd.

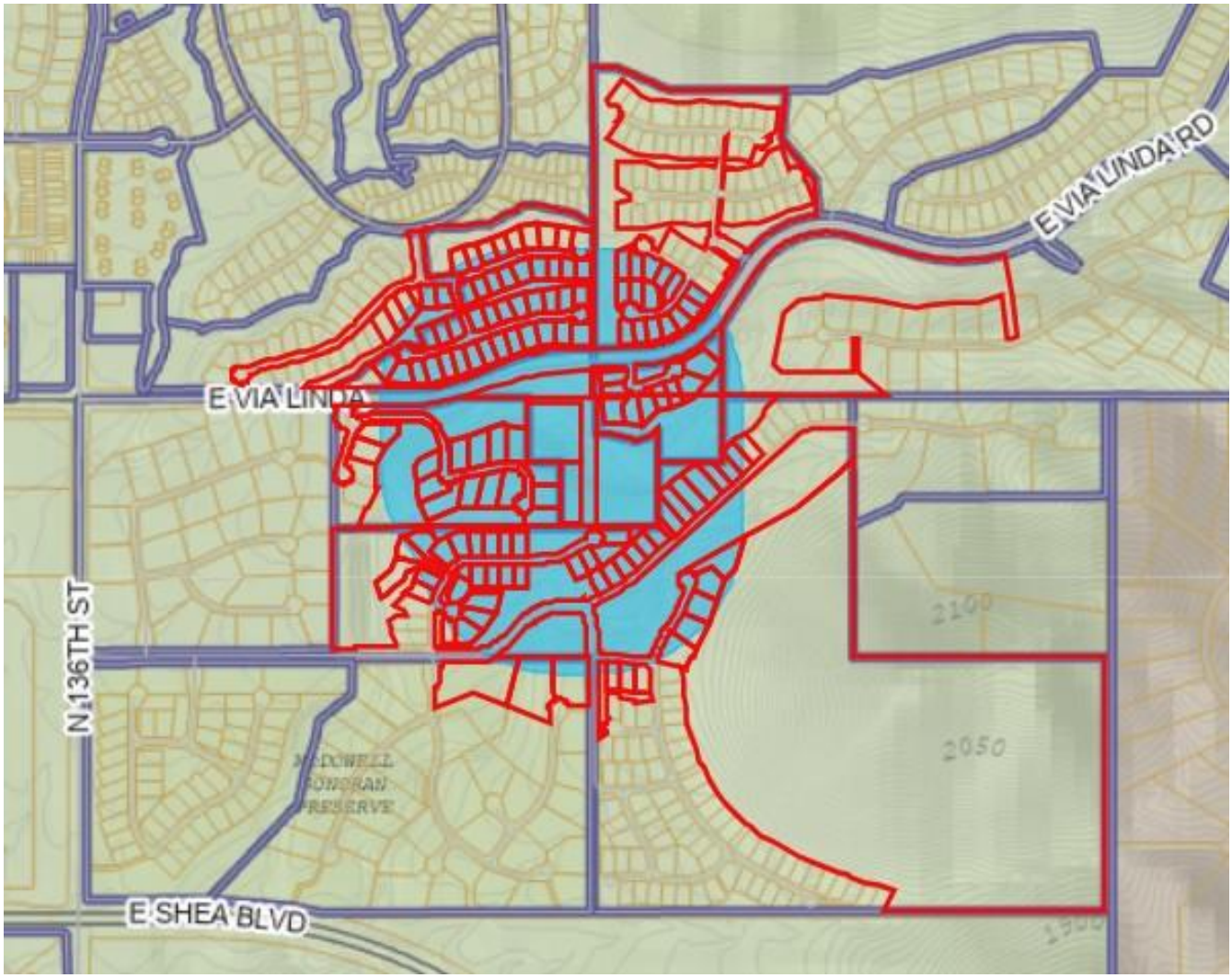


If you have any questions about this application, please contact me at 480.207.2669 or zach.hill@kimley-horn.com. The City of Scottsdale Project Coordinator for the project is Jesus Murillo, who can be reached at 480.312.7849 or jmurillo@scottsdaleaz.gov. Thank you.

Sincerely, Zach Hill

kimley-horn.com | 2046 Riverview Auto Drive, Suite 400 Mesa, AZ 85201 | 480 207 2666

NOTIFICATION MAP



750' BUFFER NOTIFICATION LIST

PARCEL	OWNER	ADDRESS	CITY	STATE	ZIP CODE
217-19-366	ABELER FAMILY TRUST	13908 E KALIL DR	SCOTTSDALE	AZ	85259
217-19-385	ANDREWS CHRISTOPHER	13843 E KALIL DR	SCOTTSDALE	AZ	85259
217-30-188	ANTHONY CLINT W/SANDRA S	11025 N 138TH WAY	SCOTTSDALE	AZ	85259
217-67-088	ANTICH JAMES J/CYNTHIA L	11432 N 141ST ST	SCOTTSDALE	AZ	85259
217-67-013	ARTHUR J SOBCZAK JR LIVING TRUST	14005 E CHOLLA DR	SCOTTSDALE	AZ	85259
217-67-014	ARTHUR J SOBCZAK JR LIVING TRUST	14005 E CHOLLA DR	SCOTTSDALE	AZ	85259
217-30-180	BAIRD WILLIAM LOUIS/MICHELE MATHEWS TR	13985 E GAIL RD	SCOTTSDALE	AZ	85258
217-30-184	BAKER SHELDON T/KATHERINE R/MICHAEL A/MELISSA J	13921 E GAIL RD	SCOTTSDALE	AZ	85259
217-19-384	BALLESTEROS RODRIGO LEDESMA	13857 E KALIL DR	SCOTTSDALE	AZ	85259
217-30-203	BANQUIL FAMILY TRUST	14114 E DESERT COVE AVE	SCOTTSDALE	AZ	85259
217-19-356	BARCKHOLTZ TIMOTHY DALE/SANDRA	13959 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-19-367	BARROW SANDRA L TR	13920 E KALIL DR	SCOTTSDALE	AZ	85259
217-69-029	BEARD ROBERT G/ANNE	13941 E YUCCA ST	SCOTTSDALE	AZ	85259
217-19-372	BHATIA VIKRAM/MRIDULA KOHLI	13980 E KALIL DR	SCOTTSDALE	AZ	85259
217-67-019	BISHOP TRACY E/JANET L	6521 PICKENS	HOUSTON	TX	77007
217-67-020	BISHOP TRACY E/JANET L	6521 PICKENS	HOUSTON	TX	77007
217-19-363	BOCHINSKI PODIATRY INC/DEREK BOCHINSKI PROF C	12520 28A AVE	EDMONTON	AB	T6J4C9
217-19-353	BORNACINI EUGENIO	13988 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-19-352	BRADLEY M BAKER REVOCABLE TRUST	13976 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-19-355	BRATTON JANICE LEA	13967 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-30-185	BROKARS JOHN C/HAYLEN TROTTA	11049 N 138TH WY	SCOTTSDALE	AZ	85259
217-19-368	BROWN RONALD A/ANN C	13944 E KALIL DR	SCOTTSDALE	AZ	85259
217-19-369	BROWN RONALD A/ANN C	13944 E KALIL DR	SCOTTSDALE	AZ	85259
217-67-082	BUSINGER FAMILY TRUST	4501 N ARROYO VACIO	TUCSON	AZ	85750
217-19-358	CADMAN DARLENE	4605A 63 ST	RED DEER	AB	T4N 7A6
217-30-006L	CARR LIVING TRUST	8776 E SHEA BLVD PMB B3A-477	SCOTTSDALE	AZ	85260
217-30-006M	CARR LIVING TRUST	8776 E SHEA BLVD STE 106 PMB 477	SCOTTSDALE	AZ	85260
217-67-084	CLEARY JOHN/ANNE	14025 E LUPINE AVE	SCOTTSDALE	AZ	85259

217-19-377	COCCO MADURO FAMILY TRUST	13955 E KALIL DR	SCOTTSDALE	AZ	85259
217-67-086	COPE WILLIAM H TR	11408 N 141ST ST	SCOTTSDALE	AZ	85259
217-30-202	COX STEPHEN L/VICTORIA L	14106 E DESERT COVE AVE	SCOTTSDALE	AZ	85259
217-30-176	COX-ORTIZ EOFF TRUST	13930 E GAIL RD	SCOTTSDALE	AZ	85259
217-67-017	CROOK SUE A/HOOD SCOTT K	4429 HARBOR PLACE DR	SHOREVIEW	MN	55126
217-67-018	CROOK SUE A/HOOD SCOTT K	4429 HARBOR PLACE DR	SHOREVIEW	MN	55126
217-67-091	CURT AND JOSIE JOHNSON LIVING TRUST	9696 N 133RD WAY	SCOTTDALE	AZ	85259
217-30-189	CVS TRUST	11017 N 138TH WY	SCOTTSDALE	AZ	85259
217-69-028	DABESTANI SHAHIN/DELIJANI ASAL RAFIE	13955 E YUCCA ST	SCOTTSDALE	AZ	85259
217-30-282	DALLMAN FAMILY TRUST	11135 N 140TH WAY	SCOTTSDALE	AZ	85259
217-67-010	DAVIS FAMILY SWEETHEART TRUST	11352 N 140TH PL	SCOTTSDALE	AZ	85259
217-30-181	DELIA E VIADER 2001 REVOCABLE TRUST	1120 DEER PARK RD	DEER PARK	CA	94576
217-67-081	DORIS TEMESVARY REVOCABLE TRUST	14079 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-67-089	DRAVEN REVOCABLE TRUST	11405 N 141ST ST	SCOTTSDALE	AZ	85259
217-30-167	DUININCK JUDD/SHELLY	9676 LAKE AVE S	SPICER	MN	56288
217-19-349	EVERETTE MISTY LEE	13940 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-19-357	FAMIGLIETTI MICHAEL G/STOKES-FAMIGLIETTI JODI J	13951 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-19-381	FOROUGHI FAMILY TRUST	11227 E APPALOOSA PL	SCOTTSDALE	AZ	85259
217-19-348	FRIER JACK/JAMIE	13928 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-19-365	GARY COLGAN AND LORETTA COLGAN REVOCABLE TRUST	10741 E PALOMINO RD	SCOTTSDALE	AZ	85258
217-19-347	GLENDA I MAHAFFEY REVOCABLE TRUST	13916 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-30-177	GLORIA JEAN PORTNEY REVOCABLE TRUST	8211 MADISON AVE	MUNSTER	IN	46321
217-67-087	GODWIN DAVID JOEL JR/AMY LEA	21020 N PIMA RD	SCOTTSDALE	AZ	85255
217-67-093	GOLDENBERG RALPH D/SANDRA L	11453 N 141ST ST	SCOTTSDALE	AZ	85259
217-30-213	GONZALEZ RAFAEL JR/LORETTA A	14031 E MERCER LN	SCOTTSDALE	AZ	85259
217-19-371	GRAHAM HARRIS REVOCABLE TRUST	13968 E KALIL DR	SCOTTSDALE	AZ	852593714
217-19-380	GREG D ZASER TESTAMENTARY TRUST FOR KATHLEEN PATRICIA CONNOR	PO BOX 26448	PHOENIX	AZ	85068
217-30-200A	GREGORY M CAREK AND LINDA I CAREK REV LIV TR	14088 E DESERT COVE AVE	SCOTTSDALE	AZ	85259
217-69-021	GUILLEN RAMIRO/PUPO GUILLEN MARILYN	13908 E YUCCA ST	SCOTTSDALE	AZ	85259

217-67-094	HAMILTON RAY L/LOREN C	11465 N 141ST ST	SCOTTSDALE	AZ	85259
217-30-281	HARRY F AND BLAIR H BOYSEN LIVING TRUST	11057 N 140TH WY	SCOTTSDALE	AZ	85259
217-19-361	HAYES FAMILY TRUST	13919 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-30-004M	HCH MANAGEMENT LLC	11285 N 140TH ST	SCOTTSDALE	AZ	85259
217-19-354	HEATHER L EVERETTE FAMILY LIVING TRUST	13975 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-67-027	HIDDEN HILLS OF SCOTTSDALE COMM ASSOC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
217-67-028	HIDDEN HILLS OF SCOTTSDALE COMM ASSOC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
217-67-099	HIDDEN HILLS OF SCOTTSDALE COMMUNITY ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
217-67-100	HIDDEN HILLS OF SCOTTSDALE COMMUNITY ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
217-67-202	HIDDEN HILLS OF SCOTTSDALE COMMUNITY ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
217-30-175	HODGSON BYRON K/KATHERINE F	13922 E GAIL RD	SCOTTSDALE	AZ	85259
217-30-178	J & S SEEBERGER TRUST	14012 E GAIL RD	SCOTTSDALE	AZ	85259
217-30-283	JAHN FAMILY	11143 N 140TH WY	SCOTTSDALE	AZ	85259
217-30-197	JOHANNA BADALAMENTI REVOCABLE TRUST	14064 E DESERT COVE AVE	SCOTTSDALE	AZ	85259
217-69-027	JUDD FAMILY TRUST	13980 E YUCCA ST	SCOTTSDALE	AZ	85259
217-30-170	KARLAN WEST LLC	200 W 34TH AVE PMB 968	ANCHORAGE	AK	99503
217-30-193	KATHY K LAWRENCE TRUST	14032 E DESERT COVE AVE	SCOTTSDALE	AZ	85259
217-30-196	KELM ROBERT/VERNITA	14056 E DESERT COVE AVE	SCOTTSDALE	AZ	85259
217-19-382	KUEHN ROBERT F/SUSAN J	13885 E KALIL DR	SCOTTSDALE	AZ	85259
217-67-090	KUSBEL TRUST	11417 N 141ST ST	SCOTTSDALE	AZ	85259
217-67-021	LAWRIE KEVIN/REGINA	14053 E CHOLLA DR	SCOTTSDALE	AZ	85259
217-67-022	LAWRIE KEVIN/REGINA	14053 E CHOLLA DR	SCOTTSDALE	AZ	85259
217-30-169	LD LIVING TRUST	13826 E GAIL RD	SCOTTSDALE	AZ	85259
217-30-195	LENG JING	14048 E DESERT COVE AVE	SCOTTSDALE	AZ	85259
217-19-376	LEVINE JACK/PATRICIA	10690 MOUNTAINGATE CT	HIGHLANDS RANCH	CO	80126
217-30-179	MANUEL J BIRCH AND CATHERINE L BIRCH FAMILY TRUST	13993 E GAIL RD	SCOTTSDALE	AZ	85259
217-67-085	MARTINEZ LIVING TRUST	14007 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-69-020	MEKEEL JAMES/TAMITHA	13885 E YUCCA ST	SCOTTSDALE	AZ	85259
217-69-022	MELIN ERIC G/NANCY S TR	13920 E YUCCA ST	SCOTTSDALE	AZ	85259
217-69-014	MICHAEL AND JOCELYN JONES FAMILY TRUST	13815 E YUCCA ST	SCOTTSDALE	AZ	85259
217-19-213	MICHELLE LECLAIRE ADAMS LIVING TRUST	13857 E LUPINE AVE	SCOTTSDALE	AZ	85259

217-19-346	MOORE ROSWELL III	13904 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-30-187	MOSHER MATTHEW	11033 N 138TH WAY	SCOTTSDALE	AZ	85259
217-30-182	MRSGAIL TRUST	13937 E GAIL RD	SCOTTSDALE	AZ	85259
217-69-025	NANCY KOCH TRUST/PAUL KNITTER TRUST	13956 E YUCCA ST	SCOTTSDALE	AZ	85259
217-67-024	NED AND RENEE PONTIOUS REVOCABLE TRUST	14065 E CHOLLA DR	SCOTTSDALE	AZ	85259
217-67-026A	NED AND RENEE PONTIOUS REVOCABLE TRUST	14065 E CHOLLA DR	SCOTTSDALE	AZ	85259
217-30-198	NEWBERRY LUCINDA	14072 E DESERT COVE AVE	SCOTTSDALE	AZ	85259
217-67-015	NISHIMURA DERRICK	14017 E CHOLLA DR	SCOTTSDALE	AZ	85259
217-67-016	NISHIMURA DERRICK/OSAWA KAYO TR	3307 LANDA ST	LOS ANGELES	CA	90039
217-30-174	NITCHEN MICHAEL L/BRENDA J	13914 E GAIL RD	SCOTTSDALE	AZ	85259
217-30-284	PALOMA PASEO HOMEOWNERS ASSOCIATION INC	PO BOX 27907	TEMPE	AZ	85285
217-30-285	PALOMA PASEO HOMEOWNERS ASSOCIATION INC	PO BOX 27907	TEMPE	AZ	85285
217-30-286	PALOMA PASEO HOMEOWNERS ASSOCIATION INC	PO BOX 27907	TEMPE	AZ	85285
217-30-287	PALOMA PASEO HOMEOWNERS ASSOCIATION INC	PO BOX 27907	TEMPE	AZ	85285
217-30-288	PALOMA PASEO HOMEOWNERS ASSOCIATION INC	PO BOX 27907	TEMPE	AZ	85285
217-30-289	PALOMA PASEO HOMEOWNERS ASSOCIATION INC	PO BOX 27907	TEMPE	AZ	85285
217-30-291	PALOMA PASEO HOMEOWNERS ASSOCIATION INC	PO BOX 27907	TEMPE	AZ	85285
217-30-294	PALOMA PASEO HOMEOWNERS ASSOCIATION INC	PO BOX 27907	TEMPE	AZ	85285
217-30-295	PALOMA PASEO HOMEOWNERS ASSOCIATION INC	PO BOX 27907	TEMPE	AZ	85285
217-30-297	PALOMA PASEO HOMEOWNERS ASSOCIATION INC	PO BOX 27907	TEMPE	AZ	85285
217-30-299	PALOMA PASEO HOMEOWNERS ASSOCIATION INC	PO BOX 27907	TEMPE	AZ	85285
217-69-024	PATTERSON DANNY S/FRANCINE D	13944 E YUCCA ST	SCOTTSDALE	AZ	85260

217-67-083	PAUL AND MARY BEADLE FAMILY TRUST	14043 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-30-194	PEARS PATRICK/ANNETTE	14040 E DESERT COVE AVE	SCOTTSDALE	AZ	85259
217-30-280	PITTLUCK BRIAN/ROBYN	9 MORNING DEW	IRVINE	CA	92603
217-69-013	PUGLIZEVICH REVOCABLE TRUST	13829 E YUCCA ST	SCOTTSDALE	AZ	85259
217-19-387	RADULOVICH NICHOLAS III/MICHELENE	12083 DUNKIRK ST NE	BLAINE	MN	884497501
217-30-191	REINMUTH CRAIG A/PAMELA	14016 E DESERT COVE AVE	SCOTTSDALE	AZ	852594607
217-67-095	RENGASAMY JACQUELINE ADELE/R SUBRAMANIAM R	11477 N 141ST ST	SCOTTSDALE	AZ	85259
217-30-171	REVOCABLE LIVING TRUST OF ROBERT COWAN AND SUZANNE COWAN	40 FOX HOLLOW RD	LEAVENWORTH	WA	98826
217-69-023	RICHARD J FOWL AND PATRICIA MONROE-FOWL TRUST	13932 E YUCCA ST	SCOTTSDALE	AZ	85259
217-30-212	RICHARDS DANIEL A/CLAUDIA O	14023 E MERCER LN	SCOTTSDALE	AZ	852594612
217-30-201A	ROBERTON FAMILY TRUST	14096 E DESERT COVE AVE	SCOTTSDALE	AZ	85296
217-30-173	ROBERTS COLIN A/SHANA	13858 E GAIL RD	SCOTTSDALE	AZ	85259
217-19-374	RODRIGUES FAMILY LIVING TRUST	13997 E KALIL DR	SCOTTSDALE	AZ	85259
217-19-359	RODRIGUEZ ERNEST	13935 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-19-214	RUFF FAMILY TRUST THE	13871 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-32-551	SAS QUALIFIED PERSONAL RESIDENCE TRUST/LLS QUALIFIED PERSONAL RESIDENCE TRUST	10998 N 139TH ST	SCOTTSDALE	AZ	85259
217-30-192	SCHLOSSBERG ROBERT L/JULIE G	2143 CHURCHILL CT	HIGHLAND PARK	IL	60035
217-19-212	SCHROEDER TRACEY A/DAVID WAYNE	12355 61ST AVE N	PLYMOUTH	MN	55442
217-19-216	SCOTTSDALE MOUNTAIN COMMUNITY ASSOC	7255 E HAMPTON AVE, STE 101	MESA	AZ	85209
217-19-218	SCOTTSDALE MOUNTAIN COMMUNITY ASSOC	7255 E HAMPTON AVE, STE 101	MESA	AZ	85209
217-19-388	SCOTTSDALE MOUNTAIN COMMUNITY ASSOC	7255 E HAMPTON AVE, STE 101	MESA	AZ	85209
217-19-389	SCOTTSDALE MOUNTAIN COMMUNITY ASSOC	7255 E HAMPTON AVE, STE 101	MESA	AZ	85209
217-19-390	SCOTTSDALE MOUNTAIN COMMUNITY ASSOC	7255 E HAMPTON AVE, STE 101	MESA	AZ	85209
217-19-391	SCOTTSDALE MOUNTAIN COMMUNITY ASSOC	7255 E HAMPTON AVE, STE 101	MESA	AZ	85209
217-19-392	SCOTTSDALE MOUNTAIN COMMUNITY ASSOC	7255 E HAMPTON AVE, STE 101	MESA	AZ	85209
217-19-393	SCOTTSDALE MOUNTAIN COMMUNITY ASSOC	7255 E HAMPTON AVE, STE 101	MESA	AZ	85209

217-19-394	SCOTTSDALE MOUNTAIN COMMUNITY ASSOC	7255 E HAMPTON AVE, STE 101	MESA	AZ	85209
217-19-013D	SERENITY VIEWS LLC	13931 E VIA LINDA	SCOTTSDALE	AZ	85259
217-67-012	SHAW KENNETH L/TAMARA CHANNELL	11320 N 140TH PL	SCOTTSDALE	AZ	85259
217-30-279	SHRIVASTAVA SANJEEV/CARA	11041 N 140TH WAY	SCOTTSDALE	AZ	85259
217-19-370	SIEBELS DEBORAH A	13956 E KALIL DR	SCOTTSDALE	AZ	85259
217-69-031	SIERRA ESTATES TUSCANY HOMEOWNERS ASSOC	PO BOX 62073	PHOENIX	AZ	85082
217-69-032	SIERRA ESTATES TUSCANY HOMEOWNERS ASSOC	PO BOX 62073	PHOENIX	AZ	85082
217-69-033	SIERRA ESTATES TUSCANY HOMEOWNERS ASSOC	PO BOX 62073	PHOENIX	AZ	85082
217-69-034	SIERRA ESTATES TUSCANY HOMEOWNERS ASSOC	PO BOX 62073	PHOENIX	AZ	85082
217-69-035	SIERRA ESTATES TUSCANY HOMEOWNERS ASSOC	PO BOX 62073	PHOENIX	AZ	85082
217-69-036	SIERRA ESTATES TUSCANY HOMEOWNERS ASSOC	PO BOX 62073	PHOENIX	AZ	85082
217-69-037	SIERRA ESTATES TUSCANY HOMEOWNERS ASSOC	PO BOX 62073	PHOENIX	AZ	85082
217-67-023A	SLR TRUST	14077 E CHOLLA DR	SCOTTSDALE	AZ	85259
217-19-211	SMILJANICH FAMILY REVOCABLE TRUST	13829 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-19-350	SOICHER FAMILY TRUST	13952 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-19-378	SOWELL KELLY A	13941 E KALIL DR	SCOTTSDALE	AZ	85259
217-19-362	SPENCER TIM A/NANCY K	13911 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-19-351	SPIESMAN JOHN A/HEATHER R	13964 E LUPINE	SCOTTSDALE	AZ	85259
217-69-026	SPINA FAMILY LIVING TRUST	13968 E YUCCA ST	SCOTTSDALE	AZ	85259
217-30-214	SRIDHARAN SRIRAM/SRIRAM GAYATHRI	14039 E MERCER LN	SCOTTSDALE	AZ	85259
217-69-018	STANG TROY	13913 E YUCCA ST	SCOTTSDALE	AZ	85259
217-30-190	STOCKDALE CAROLINE	14008 E DESERT COVE AVE	SCOTTSDALE	AZ	85259
217-30-172	SYREGELAS CHRISTOPHER S	13850 E GAIL RD	SCOTTSDALE	AZ	85259
217-67-011	TAMARA C SHAW TRUST	2071 SHERWOOD LN	MINNETONKA	MN	55305
217-19-360	TAMMY A AIROLA LIVING TRUST	13927 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-32-550	URBANOSKY LEAH/BLATNER PAUL IRVIN	10999 N 139TH ST	SCOTTSDALE	AZ	85259
217-19-364	VALENCIA FAMILY TRUST	13884 E KALIL DR	SCOTTSDALE	AZ	85259
217-19-373	VENDITTELLI VINCENT/LAURA M	13992 E KALIL DR	SCOTTSDALE	AZ	85259
217-30-186	VENKATARAMAN SHYAM/SHYAM RAJASREE	3401 TIMBER GLEN LN	MCKINNEY	TX	75072
217-19-375	WALTER T PLONSKI LIVING TRUST	13983 E KALIL DR	SCOTTSDALE	AZ	85259
217-19-386	WALTZ SUZANNE MARIE	13829 E KALIL DR	SCOTTSDALE	AZ	85259

217-19-383	WEITZEL TIMOTHY J/DIANE M	13871 E KALIL DR	SCOTTSDALE	AZ	85259
217-69-019	WEST LYNN	1407 GREENBRIAR DR	OAKVILLE	ON	L6M2A1
217-19-379	WILSON CARLENE A/JOHN	10569 BLUFF RD	EDEN PRAIRIE	MN	55347
217-69-030	WILSON LIVING TRUST	13927 E YUCCA ST	SCOTTSDALE	AZ	85259
217-30-183	WOLLAVER KEITH R/WILDER LADONNA M	13929 E GAIL RD	SCOTTSDALE	AZ	85259
217-67-092	WOODS JOHN H/JEANNE M TR	11441 N 141ST ST	SCOTTSDALE	AZ	85259
217-30-168	ZANETTI ALEXANDER/KARLA	11124 N 138TH WAY	SCOTTSDALE	AZ	85259
217-32-559	ZEID FAMILY LIVING TRUST	10997 N 138TH WAY	SCOTTSDALE	AZ	85259
217-19-215	ZELLER BARTON W/BARBARA A	13885 E LUPINE AVE	SCOTTSDALE	AZ	85259
217-30-204	ZIEKY DANIEL J/HOLLY	14122 E DESERT COVE AVE	SCOTTSDALE	AZ	85259

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, August 5, 2026 12:57 PM
To: 'John Spina'
Cc: Paul Knitter; Craig Reinmuth; Art Sobczak
Subject: RE: Carr Abandonment Case- Follow Up

Hello John,

I hope this email finds you well.

I took the opportunity offered by your last communication to provide some additional responses. Below I will identify your titled section that is relevant to my coinciding response (there is more text below the two graphics).

Again, all of our communications will be provided to the Planning Commission in staff's report, and then to the City Council for the final decision. I will make staff's report to the Planning Commission available shortly, and to the entire group.

Section II
Staff's analysis for consideration has been evaluated as per AZ State Statute 28-7208 (Consideration required - 28-7208 - Consideration required) and Scottsdale Code Section 47-95 (Consideration for abandoned right-of-way or easement - Chapter 47 - STREETS, SIDEWALKS AND PUBLIC WORKS GENERALLY | Code of Ordinances | Scottsdale, AZ | Municode Library). You may click the provided links for the specific language. This analysis, along with the previously provided Abandonment Evaluation Procedure and Fee Schedule determined the proposed consideration amount.

ATTACHMENT "9"

ABANDONMENT VALUATION PROCEDURE

2025/2026

VALUATION PROCEDURE:

For all abandonments of city road right(s)-of-way to a person or entity who owns an interest in the land to be abandoned or has an adjoining property interest, the right-of-way proposed to be abandoned shall be valued using the methodology determined by the Fee Schedule.

Where an Appraisal is required, the Appraiser shall consider the area to be abandoned as vacant land, as if assembled with the adjoining land and as having an equal zoning classification as the property to which it is proposed to be joined. The proposed rezoning classification shall be used for Non-SFR parcels when application for rezoning has been made.

"Road" Defined: All or part of a platted or designated public street, highway, alley, lane, parkway, avenue, road, sidewalk or other public way, whether or not it has been used as such. (ARS 28-7201(4)).

VALUATION METHODOLOGY – FEE SCHEDULE

The value of the total square foot area of right-of-way to be abandoned shall be determined by the Fee Schedule based on the zoning of Applicant's Property and City's ownership interest in the adjacent right- of-way as being Easement, GLO or Fee.

NO APPRAISAL REQUIRED:

Valuation shall be determined using the applicable Flat-Fee rate multiplied by the total square foot of the area to be abandoned.

APPRAISAL REQUIRED:

Applicant must select an appraiser from the Appraiser list provided by the City. All appraisers on the list are State of Arizona Certified General Appraisers and shall follow Uniform Standards of Professional Appraisal Practice (USPAP) guidelines. This list may be modified with additions and deletions by City Real Estate staff, from time to time.
The applicant.is responsible for payment of the appraisal fee prior to the City's submission of the appraisal request.
The appraisal shall value the proposed abandoned area as defined by the Valuation Procedure above

APPRAISAL REVIEW:

City shall review the Appraisal for completeness and accuracy. A recommendation of acceptance of the appraised value shall be provided by the Sr. Real Estate Manager or designee (SREM) and the Planning Director or designee (PD).

NOTE: ABANDONMENTS INCLUDING VALUATION OF THE ABANDONMENT AREA ARE SUBJECT TO CITY COUNCIL APPROVAL.

FEE SCHEDULE

Type 1 SFR zoning		Type 2 SFR zoning		Non-SFR zoning	
Developed or Vacant SFR Parcel(s) that:		Developed or Vacant SFR Parcel(s) that ARE:		Developed or Vacant Non-SFR Parcel(s) that ARE:	
Cannot be further subdivided as a result of abandonment		(a) Part of a Development Application, and/or (b) result of abandonment will increase density and/or the ability to subdivide the parcel		(a) Proposed to be rezoned and/or part of a Development Application, and/or (b) Will result in increased Density or Floor area Ratio	
Roadway or GLO Easement	Roadway Owned in Fee Simple	Roadway or GLO Easement	Roadway Owned in Fee Simple	Roadway or GLO Easement	Roadway Owned in Fee Simple
No appraisal required	No appraisal required	No appraisal required	*Appraisal required*	No appraisal required	*Appraisal Required*
FY25/26 Flat Fee $1 per SF	FY25/26 Flat Fee $1 per SF	FY25/26 Flat Fee $1 per SF	*Market Value*	FY25/26 Flat Fee $2.50 per SF	*Market Value*

Section VI

Staff spoke with the Stormwater Manager and the review determined that the existing subject wash does not meet the criteria to require review by the U.S. Army Corp of engineer. The Stormwater Department supports the abandonment request, as stipulated. Further review will

Section VII

The owner (as any landowner) would have the opportunity to request two or more parcels to be combined (tied) together. Staff would evaluate that request at the time of that submittal application. Staff's support of the abandonment request would be similar whether the subject area was presented as one (combined) or two (existing) lots.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, July 15, 2026 6:05 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Paul Knitter <knitterpaul@gmail.com>; Craig Reinmuth <craig@expertinsights.net>; Art Sobczak <arts@businessbyphone.com>
Subject: Carr Abandonment Case- Follow Up

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,

Two Documents Attached:

1. Carr Site Visit Agenda from July 15.
2. A cover letter and table with the stakeholder questions we sent on June 8th for the planning departments review and response. There are couple of outstanding questions for your review.

Let me know if you have any questions.
Sincerely,
John

13968 E Yucca St
Scottsdale, AZ 85259
847-942-3088 m
480-634-7329 h

Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, July 30, 2026 5:55 PM
To: craig expertinsights.net
Cc: johnwspina@gmail.com; knitterpaul@gmail.com; arts@businessbyphone.com; Hill, Zach; G Carr
Subject: RE: Case 7-AB-2025
Attachments: light trespassing diagram.pdf

Importance: High

Hello Criag,

Thank you for the communications, and for your patience while I was out of the office.

As we discussed on the site visit, my only comment would be that your team should reach out to the applicant/owner, as they are the parties that would make the decision to delay the hearting until such time that these elements/suggestions were agreed-upon. I have included them in this email to get the possibility of that conversation started.

Sincerely,

Jesús

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Thursday, July 23, 2026 1:28 PM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Subject: Fw: Case 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus:

Attached is the diagram I meant to attach to the email below.

Craig

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Wednesday, July 15, 2026 5:32 PM
To: Jesus Murillo, <jmurillo@scottsdaleaz.gov>
Cc: John Spina <johnwspina@gmail.com>; Paul Knitter <knitterpaul@gmail.com>; Art Sobczak <arts@businessbyphone.com>
Subject: Case 7-AB-2025

Jesus:

Thank you for coming out to walk and discuss the property site issues on Monday.

One of the key issues we discussed up front related to light trespassing issues that would occur relating to headlights shining into primary living areas of surrounding properties. This issue is magnified due to the higher topography of the subject property, and the planned long 330-foot flagpole of the flag driveway. A solution needs to be found, in the spirit of City of Scottsdale's goals, to minimize glare and light trespassing, including ESL and NAOS areas. Even more important, due to cars backing into the same cul-de-sac area from three separate close by driveways, severe traffic safety issues exist (not to mention children on motor scooters and bicycles coming down one of the three driveways).

At our meeting on Monday, we discussed potential solutions. First, a gradual (top to street level) 8% grade slope of the driveway so that the headlights would always be shining down, and second, an alternate driveway alignment that would assist with both light trespassing and traffic and children safety issues.

The driveway alignment would require a small piece of property that is presently owned by the Paloma Paseo homeowner's association. In order for the community to maintain its' legal required level of NAOS, a "swap" of a small piece of property with Carr and the Palomo Paseo homeowner's association would be required. Attached is a diagram of what such a swap would look like (refer to both arrows of "SWAP").

I am pleased to inform you that I shared this diagram with Paloma Paseo board members, and they are in agreement with the swapping of the small sections of property. I will be moving forward to determine what needs to be done by the HOA board to facilitate the swap.

Cooperation will also be required of the City of Scottsdale and Carr Properties. Examples include:

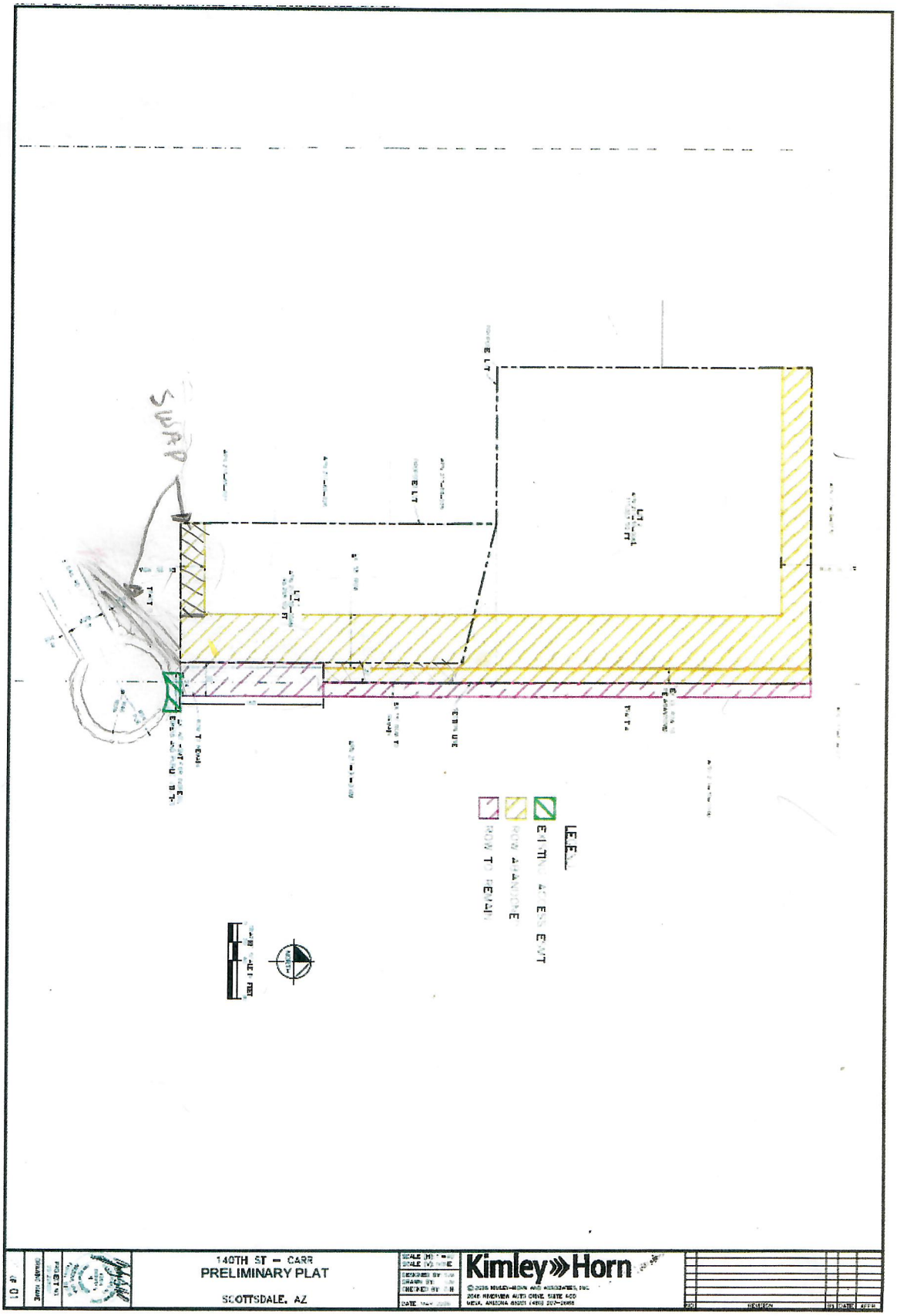
- Formal acceptance of the above-noted proposal
- Engineering diagrams from the engineering firm to document what an equal swap of property would look like
- What other state/legal issues would need to be addressed in order to complete the swap (deeds, etc.)
- Having the boundary changes and any subdivision replatting as a result of the swap be made as part of the subject property's overall boundary changes that will be submitted to the Planning Commission and City Council as the project moves through the process, and
- Any other items you believe are necessary to effectuate the swap

Resolution to these issues, involving the access plan to the ROW abandonment, should be addressed as part of the development review process.

Please let me know if you have comments or questions.

Craig Reinmuth
(480) 443-9064

Abandonment Exhibit (March 2026)



7-AB-2025

Murillo, Jesus

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Thursday, July 23, 2026 1:28 PM
To: Murillo, Jesus
Subject: Fw: Case 7-AB-2025
Attachments: light trespassing diagram.pdf

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus:

Attached is the diagram I meant to attach to the email below.

Craig

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Wednesday, July 15, 2026 5:32 PM
To: Jesus Murillo, <jmurillo@scottsdaleaz.gov>
Cc: John Spina <johnwspina@gmail.com>; Paul Knitter <knitterpaul@gmail.com>; Art Sobczak <arts@businessbyphone.com>
Subject: Case 7-AB-2025

Jesus:

Thank you for coming out to walk and discuss the property site issues on Monday.

One of the key issues we discussed up front related to light trespassing issues that would occur relating to headlights shining into primary living areas of surrounding properties. This issue is magnified due to the higher topography of the subject property, and the planned long 330-foot flagpole of the flag driveway. A solution needs to be found, in the spirit of City of Scottsdale's goals, to minimize glare and light trespassing, including ESL and NAOS areas. Even more important, due to cars backing into the same cul-de-sac area from three separate close by driveways, severe traffic safety issues exist (not to mention children on motor scooters and bicycles coming down one of the three driveways).

At our meeting on Monday, we discussed potential solutions. First, a gradual (top to street level) 8% grade slope of the driveway so that the headlights would always be shining down, and second, an alternate driveway alignment that would assist with both light trespassing and traffic and children safety issues.

The driveway alignment would require a small piece of property that is presently owned by the Paloma Paseo homeowner's association. In order for the community to maintain its' legal required level of NAOS, a "swap" of a small piece of property with Carr and the Palomo Paseo homeowner's association would be required. Attached is a diagram of what such a swap would look like (refer to both arrows of "SWAP").

I am pleased to inform you that I shared this diagram with Paloma Paseo board members, and they are in agreement with the swapping of the small sections of property. I will be moving forward to determine what needs to be done by the HOA board to facilitate the swap.

Cooperation will also be required of the City of Scottsdale and Carr Properties. Examples include:

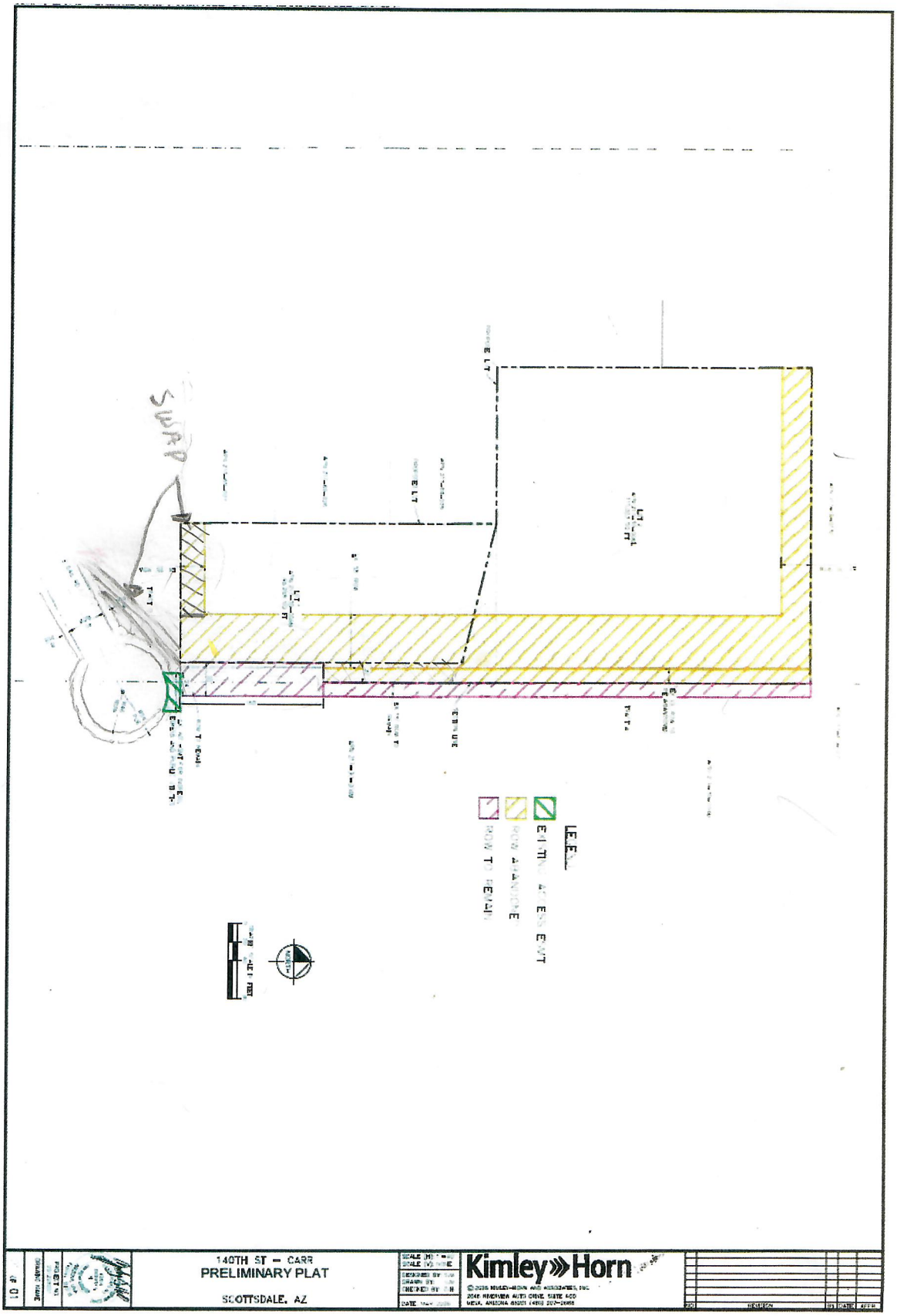
- Formal acceptance of the above-noted proposal
- Engineering diagrams from the engineering firm to document what an equal swap of property would look like
- What other state/legal issues would need to be addressed in order to complete the swap (deeds, etc.)
- Having the boundary changes and any subdivision replatting as a result of the swap be made as part of the subject property's overall boundary changes that will be submitted to the Planning Commission and City Council as the project moves through the process, and
- Any other items you believe are necessary to effectuate the swap

Resolution to these issues, involving the access plan to the ROW abandonment, should be addressed as part of the development review process.

Please let me know if you have comments or questions.

Craig Reinmuth
(480) 443-9064

Abandonment Exhibit (March 2026)



7-AB-2025

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Friday, July 17, 2026 10:36 AM
To: Peters, Kimberly
Cc: Lane, Benjamin; Murillo, Jesus
Subject: Re: Records Request-Reference number: 26-010983

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Kira

Can I get an update on when we should expect to receive the available documents per our records request?

If there is another person I should connect with, please let me know.

Thank you.

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
H: 480-634-7329
M: 847-942-3088

From: John Spina <johnwspina@gmail.com>
Date: Tuesday, June 30, 2026 at 10:04 AM
To: KPeters@scottsdaleaz.gov <KPeters@scottsdaleaz.gov>
Subject: Records Request-Reference number: 26-010983

I submitted a records request via the link Jesus provided me yesterday.

Our request is pertaining to two cases under review and process with planning and development. Case 7-AB-2025 (Right-of-Way Abandonment) & Case 13-MD-2025 (Minor Subdivision) We originally provided the request for information with our Stakeholder submission to Jesus Murillo on June 10. Jesus informed us on June 29th to submit the request on the website. Unfortunately, there is not an option to upload the document.

I have attached the document here.

Please let me know if I need to do something differently to get this information.

Thank you,
John

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
H: 480-634-7329

M: 847-942-3088

Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, July 16, 2026 1:15 AM
To: Murillo, Jesus
Cc: Pam Black; TShaw61@gmail.com; Ken Shaw; 'Charley' Schmitt, Realtor; John Spina; John Seeberger; pattymelt@cox.net; kwollaver@gmail.com; groverodphd@gmail.com; Nancy Koch; Paul; rjudd1397 @cox.net; craig expertinsights.net; Art Sobczak; Emily Cooper
Subject: 7-AB-2025 (Carr Abandonment)

Importance: High

Hello Everyone,

I hope this email finds you doing well.

I wanted to provide a quick update. The above-mentioned abandonment case (7-AB-2025) is scheduled to be heard by the Planning Commission on August 12, 2026. All the communications that I have received will be provided in staff's report to the commission.

I am currently out of the office, and will respond to any communications that I receive on approximate August 3, 2026,, but I wanted to provide you all with the update.

Once the case report is completed, I will provide you with a link to the report, the meeting time, location, and an on-line link to view the meeting. Any comments on that day will be required to be in-person at the meeting, as there in not an potion to provide live comments form on-line.

Please feel free to submit any additional comments to me prior to August 3, 2025 to assure they will be included in the report.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, July 16, 2026 1:15 AM
To: Murillo, Jesus
Cc: 'Pam Black'; 'TShaw61@gmail.com'; 'Ken Shaw'; ''Charley' Schmitt, Realtor'; 'John Spina'; 'John Seeberger'; 'pattymelt@cox.net'; 'kwollaver@gmail.com'; 'groverodphd@gmail.com'; 'Nancy Koch'; 'Paul'; 'rjudd1397@cox.net'; 'craig expertinsights.net'; 'Art Sobczak'; 'Emily Cooper'
Subject: 7-AB-2025 (Carr Abandonment)

Importance: High

Hello Everyone,

I hope this email finds you doing well.

I wanted to provide a quick update. The above-mentioned abandonment case (7-AB-2025) is scheduled to be heard by the Planning Commission on August 12, 2026. All the communications that I have received will be provided in staff's report to the commission.

I am currently out of the office, and will respond to any communications that I receive on approximate August 3, 2026,, but I wanted to provide you all with the update.

Once the case report is completed, I will provide you with a link to the report, the meeting time, location, and an on-line link to view the meeting. Any comments on that day will be required to be in-person at the meeting, as there in not an potion to provide live comments form on-line.

Please feel free to submit any additional comments to me prior to August 3, 2025 to assure they will be included in the report.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, July 15, 2026 6:05 PM
To: Murillo, Jesus
Cc: Paul Knitter; Craig Reinmuth; Art Sobczak
Subject: Carr Abandonment Case- Follow Up
Attachments: Carr Site Visit agenda.pdf; STAKEHOLDER SUBMISSION RESPONSE AUDIT.pdf

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,

Two Documents Attached:

1. Carr Site Visit Agenda from July 15.
2. A cover letter and table with the stakeholder questions we sent on June 8th for the planning departments review and response. There are couple of outstanding questions for your review.

Let me know if you have any questions.
Sincerely,
John

13968 E Yucca St
Scottsdale, AZ 85259
847-942-3088 m
480-634-7329 h

Carr Lot Site Visit -July 13, 2026

I believe the Abandonment Case requested by the developer to build two luxury homes on two lots is disingenuous. This is because a reasonable review of the viability to build a luxury home on lot 2 is clearly not realistic. Technically and economically. Primarily, the existing topography, and the requirement the section 404 wash area of lot 2 will require Army Corp of Engineers permits. The required site work, retaining and terraced wall construction, and road/driveway construction will make building a home on this lot cost prohibitive.

It is clear the primary reason for the abandonment is to increase the size of lot 1 and build a luxury spec home, and it is very likely the applicant will never build a luxury home on Lot 2.

Topography

Lot 1

1. The driveway/road entrance to Gail Rd exceeds 8% and needs to be corrected.
2. Gail Road does not the ROW for the entire width and is blocked by another parcel preventing full access to the ROW and is a pinch point. Is there an easement that will allow the city full access to the ROW?
3. The preliminary grading plan does not address elevation differences with the adjacent lots to the west. Grading of the new Carr Lot should match the elevations of the Sierra Estates Lots 13, 14, 15, to the west. Pool deck heights of the adjacent lots is a good frame of reference

Lot 2

1. The building envelope requires significant land improvements. It is likely it will require extensive terrace and retaining wall construction in the wash that will not be permitted by the Army Corp of Engineers.
2. The proposed flag lot makes access to this lot more difficult versus the current situation and only reduces the viability and value of the lot.
3. A +/- 300ft driveway will be problematic for utility, delivery, and emergency vehicle access. Image a Mayflower moving truck trying to back up and make the turn to move new homeowners in.
4. The grading of the driveway should not exceed 8% as there is ample space to grade to code.

Right of Way

1. We would like to better understand (visually) what the retention of a piece of the right of way accomplishes and what value it provides the city.

STAKEHOLDER SUBMISSION | RESPONSE AUDIT

TO: Senior Planner Jesús Murillo,
FROM: Affected Neighboring Stakeholders and Concerned Citizens of Scottsdale
DATE: July 15, 2026
REGARDING: Formal Audit Table & Clarification of Submitted Stakeholder Submission
Case 7-AB-2025 (Right-of-Way Abandonment) & Case 13-MD-2025 (Minor Subdivision)

Dear Jesus,

We appreciate your participation and willingness to walk the Carr Properties site with us to visually evaluate the unique topography, wash crossings, and access geometry under active consideration and the concerns from our community. We found the interaction informative and valuable.

During our walkthrough, Craig provided feedback and concerns regarding the potential for light trespassing that will occur due to the relative topography of the project and the neighboring homes. Our intention here is to be entirely consistent with Scottsdale's goals in this regard, especially with respect to Environmentally Sensitive Lands (ESL) and Natural Area Open Space (NAOS) regulations.

To provide a potential solution to this concern, Craig is currently engaging the HOA board of Paloma Paseo to determine if a swap of land owned by the HOA with the proposed abandonment can create an access point to the properties that is at an 8% grade, ultimately providing for safer ingress and egress and minimizing the potential for light trespassing.

We would like to formally clear up an insinuation raised in a recent email response, which suggested that our concerns are difficult to address because they do not explicitly point to a specific statute or code section being violated by staff. To be completely clear**: our neighborhood group is not alleging that city staff is violating any code, law, or statute**. On the contrary, we recognize that staff is operating within standard technical frameworks.

Our submission is a good-faith request for the underlying information, metrics, and planning policies that justify the department's current recommendation to permanently surrender a public land asset. Our intent is to encourage a **holistic planning approach**. We are asking staff to look beyond isolated, technical checklists to identify the broader, unquantified issues such as environmental impacts, unwarranted private enrichment at the expense of a public land asset, and multi-layered municipal risks that are not automatically flagged by a standard checklist but are critical to transparency. Our hope is that the visit yesterday helped in that regard.

The Planning Commission and City Council are legislative and advisory bodies explicitly tasked with weighing policy choices, public benefit, and "grey areas" where strict statutes do not provide a clear answer. If these foundational questions are left unaddressed or generalized, the upcoming public hearings risk turning into reactive arguments over incomplete facts rather than clear, high-level policy discussions. We wish to avoid this.

To help streamline the public record, we have performed a rigorous audit of the responses provided by staff against the 22 specific, consolidated questions previously submitted by neighbors. This audit table identifies where specific questions received structured feedback, where they were answered with general technical statements, and where they currently have No Response. We respectfully request that staff review these open items and respond prior to July 29th so that we may arrive at the public hearings with a fully established, transparent record.

CONSOLIDATED QUESTION & RESPONSE AUDIT TABLE

Submitted Stakeholder Question	City Planning Staff Response / Analysis	Audit Status
SECTION I: Statutory Stakeholder Approval & Adjacent Property Objections		
1. Has the Planning Department received formal confirmation of support, neutral standing, or official objections from the five adjacent stakeholders (Hidden Hills, Paloma Paseo HOA, Serenity Views, HCH Management LLC, and Sierra Estates Tuscany HOA)?	Staff noted that notifications (170 postcards and digital announcements) were sent to properties/HOAs within 750 feet. However, the specific standing, support, or formal objections, if any, of these five distinct abutting stakeholders were not detailed.	Partial/Unanswered
2. How does the City evaluate objections related to boundary changes, altered access, tax implications, ownership interests, or valuation disputes under the applicable statutes?	Staff stated that they evaluate the required subdivision plat to analyze boundary changes, confirming that only the subject site's boundaries change due to the abandonment, which complies with State Statutes. Tax, access, and valuation disputes were not addressed.	Partial Response
3. Since the city is required under A.R.S. § 28-7208 to collect fair-market consideration... how will the city proceed if an adjacent neighbor refuses to purchase or accept their respective half of the centerline split?	Staff noted in follow-up text that the ROW being abandoned was originally dedicated solely by the subject sites, so other parcels would typically have no claim. However, the statutory mechanism for a neighbor refusing a split under A.R.S. § 28-7208 was not addressed.	NO Response
4. Will the City provide written documentation verifying whether this ROW was historically dedicated entirely from a single original parcel, legally permitting a deviation from the standard centerline split?	Staff provided the formal record citations (Docket numbers 1984-0219532 and MCR Book 183, Page 143) to identify the dedication source.	Answered
SECTION II: Arizona Constitutional "Gift Clause" & Valuation Mechanics		
1. Could staff clarify the planning rationale for utilizing a standard residential square-foot fee schedule... rather than requiring a Certified Narrative Appraisal to evaluate "incremental assemblage value"?	Staff asserted that evaluation is in conformance with State Statutes, but did not provide the specific planning or legal rationale for omitting a custom narrative appraisal given the unique site constraint.	NO Response
2. How does the City's chosen valuation method account for the specific private equity unlocked by transferring this ROW to a topographically limited site? What measures ensure alignment with Supreme Court Gift Clause standards?	Staff stated that the evaluation criteria mandated by standard procedure does not include topographical or private equity windfall analysis. Measures concerning Supreme Court standards were not detailed.	NO Response

Submitted Stakeholder Question	City Planning Staff Response / Analysis	Audit Status
3. Are there any public infrastructure dedications or drainage easement offsets being credited to lower the cash consideration? If so, please provide the value.	Staff clearly answered that while the owner must dedicate NAOS, Drainage, Vista Corridor, and Non-Motorized Access Easements, the owner shall not receive monetary credit or cash consideration offsets for those dedications.	Answered
SECTION III: Threshold Public Necessity & Benefit		
1. Given that development is legally possible under current configurations, what specific public necessity, public benefit, or long-term municipal utility is served by permanently abandoning this property?	Staff explicitly stated their determination: there is no public benefit or utility in retaining the subject right-of-way, as it is not needed to complete the municipal street system.	Answered
2. How does the Planning Department distinguish between a standard abandonment in the public interest and an accommodation that primarily serves to resolve private, self-imposed topographic constraints?	Staff noted generally that request evaluations are strictly measured against governing documents and whether the street grid needs completion, leaving the specific policy distinction unaddressed.	NO Response
3. What specific independent parameters or metrics is staff relying upon to determine that vacating this right-of-way serves the broader public interest?	Staff pointed to a variety of standard factors, primarily focusing on transportation planning metrics and whether the segment is needed for public circulation.	Partial Response
SECTION IV: Right-of-Way Fragmentation and Reversionary Equity		
1. What specific municipal or utility purpose is served by leaving a fragmented, narrow 20-foot strip of the right-of-way active while abandoning the rest?	Staff clarified that a remaining 15-foot strip belongs to an owner who is not part of this application, and its ultimate retention or abandonment will be decided by City Council. Staff noted the 20-foot strip will become part of the proposed private parcel, not a public ROW.	Answered
2. How does the decision to leave this 20-foot strip intact... align with the City's policy of treating all proximate stakeholders equitably?	Staff reiterated that because the ROW was originally dedicated entirely by the subject properties, no other adjacent parcels hold a standard reversionary claim under current city records.	Answered
3. Since retention enables an 86.6% deviation from standard R1-43 lot width rules, how can staff evaluate the abandonment as an isolated case independent of the minor subdivision's impacts?	Staff stated that the ESL ordinance explicitly permits the modification of development standards to create a flag lot with a 20-foot width, mirroring surrounding community patterns, but did not clarify how the reviews are decoupled.	Partial Response

Submitted Stakeholder Question	City Planning Staff Response / Analysis	Audit Status
SECTION V: Geometric Code Conformity & Environmental Protection		
1. Given that the ESL ordinance mandates strict protection of natural landforms, what specific grading or structural accommodations have been identified to minimize environmental scarring in this narrow corridor?	Staff indicated that the subdivision ordinance requires a percentage of NAOS to be placed directly over natural landforms. They noted that dedicating NAOS protects the wash embankment more effectively than retaining a public ROW designation.	Answered
2. How does a 20-foot-wide access stem (an 86.6% reduction from standard width) satisfy minor subdivision review criteria for orderly, safe, and harmonious development?	Staff explained that the ESL ordinance explicitly allows for modified development standards to accommodate 20-foot-wide flag lot frontages, noting that all surrounding subdivisions have implemented this exact standard.	Answered
SECTION VI: Administrative Sequencing & Jurisdictional Risks		
1. How can development impacts be fully separated from the abandonment review when the preliminary plat relies entirely on the abandoned land for physical access?	Staff stated that the abandonment resolution will not be legally recorded until the associated minor subdivision plat is recorded, showing they are linked procedurally, though the analytical reviews remain technically independent.	Answered
2. What administrative or legal mechanisms does the City have to recover or revert this land if Lot 2 is later found to be unbuildable due to federal Section 404 wash restrictions or extreme ESL slope limitations?	Staff noted that the city will permanently maintain and protect its rights over the area via dedicated easements (NAOS, DE, VCE, PNMAE) if approved by City Council, but did not identify a mechanism to fully rescind the abandonment itself.	Partial Response
3. Will the City consider conditioning the final approval of the abandonment upon the developer successfully securing a verified jurisdictional determination or permit from the U.S. Army Corps of Engineers first?	Staff did not indicate whether they would consider this specific sequencing condition, stating only that the abandonment is tied to the recording of the minor subdivision plat.	NO Response
4. Does the possibility exist that there could be potential risks, liabilities, unintended consequences, or future challenges the City could face if it permanently abandons property before viability questions are answered?	Staff did not directly address municipal risks, liabilities, or unintended legal consequences, stating that individual departments complete standard reviews within their areas of expertise.	NO Response

Submitted Stakeholder Question	City Planning Staff Response / Analysis	Audit Status
SECTION VII: Topographic Transitions and Grading Impact		
1. Would the City consider requiring a preliminary hydrologic assessment or site-specific geotechnical study during this subdivision phase to guarantee no negative impacts to neighboring properties?	Staff clarified that the applicant submitted a grading/drainage plan and drainage memo. They confirmed that a full, rigorous review process-requiring a complete drainage report signed and sealed by an engineer-is mandatory before final permitting and wash modification stages.	Answered
2. If spatial constraints or steep drops make a connecting road between lots physically or economically impractical, has staff evaluated the long-term viability of this two-lot design?	Staff stated that the minor subdivision application provides a baseline analysis identifying two potential building areas, but noted that the developer is explicitly seeking a Council decision on the abandonment before finalizing granular designs.	Partial Response
3. If the developer later applies for a Lot Line Adjustment to combine these parcels into a single estate, changing the "two-home justification", how does the city evaluate and protect against this during an isolated review?	Staff noted that different municipal requirements apply across the separate stages of planning, subdivision, and permitting, but did not outline protections against a subsequent lot consolidation.	NO Response

If you need additional context or clarification, please do not hesitate to reach out.

Sincerely,
John Spina
13968 E Yucca St
Scottsdale AZ, 85259
m. 847-942-3088
johnwspina@gmail.com

Murillo, Jesus

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Wednesday, July 15, 2026 5:32 PM
To: Murillo, Jesus
Cc: John Spina; Paul Knitter; Art Sobczak
Subject: Case 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus:

Thank you for coming out to walk and discuss the property site issues on Monday.

One of the key issues we discussed up front related to light trespassing issues that would occur relating to headlights shining into primary living areas of surrounding properties. This issue is magnified due to the higher topography of the subject property, and the planned long 330-foot flagpole of the flag driveway. A solution needs to be found, in the spirit of City of Scottsdale's goals, to minimize glare and light trespassing, including ESL and NAOS areas. Even more important, due to cars backing into the same cul-de-sac area from three separate close by driveways, severe traffic safety issues exist (not to mention children on motor scooters and bicycles coming down one of the three driveways).

At our meeting on Monday, we discussed potential solutions. First, a gradual (top to street level) 8% grade slope of the driveway so that the headlights would always be shining down, and second, an alternate driveway alignment that would assist with both light trespassing and traffic and children safety issues.

The driveway alignment would require a small piece of property that is presently owned by the Paloma Paseo homeowner's association. In order for the community to maintain its' legal required level of NAOS, a "swap" of a small piece of property with Carr and the Palomo Paseo homeowner's association would be required. Attached is a diagram of what such a swap would look like (refer to both arrows of "SWAP").

I am pleased to inform you that I shared this diagram with Paloma Paseo board members, and they are in agreement with the swapping of the small sections of property. I will be moving forward to determine what needs to be done by the HOA board to facilitate the swap.

Cooperation will also be required of the City of Scottsdale and Carr Properties. Examples include:

- Formal acceptance of the above-noted proposal
- Engineering diagrams from the engineering firm to document what an equal swap of property would look like
- What other state/legal issues would need to be addressed in order to complete the swap (deeds, etc.)
- Having the boundary changes and any subdivision replatting as a result of the swap be made as part of the subject property's overall boundary changes that will be submitted to the Planning Commission and City Council as the project moves through the process, and
- Any other items you believe are necessary to effectuate the swap

Resolution to these issues, involving the access plan to the ROW abandonment, should be addressed as part of the development review process.

Please let me know if you have comments or questions.

Craig Reinmuth
(480) 443-9064

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, July 10, 2026 5:07 PM
To: 'John Spina'
Cc: Domme, Nathan
Subject: RE: Follow Up
Attachments: Formal Stakeholder Submission - Case 7-AB-2025 and Case 13-MD-2025_Final.pdf

Hello John,

Thank you fore the communication. As per our conversation, I tried to keep the responses general, and not get too technical, yet still respond to the concerns. There were also some comments that assumed issues that are not identified by the review. Many of the specifics that you mentioned, ex., evaluations and fragmented right-of-way, would yield the same response. That response would be, That staff evaluates the requests against the governing documents." Again, becoming very technical.

I would like to use section IV as an example. Some of the comments assume that the abandonment request may not be equitable, with staff not finding documentation of such a concern. The right-of-way that is being requested to be abandoned was only dedicated by the subject sites, therefore, no other parcel would typically have claim to the right-of-way. Please let me know if there is another property that you have found to have legal claim to the right-of-way. The "15-foot strip" of right-of-way that is remaining is not being abandoned as the owner that dedicated the right-of-way is not a part of the application. Whether only this strip of right-of-way should remain, will be up to the City Council to decide. If you are referring to the 20-foot portion of the flag lot that will be created by the associated minor subdivision plat, that will no longer be right-of-way and will be a part of the proposed parcel - similar to the flag lots that are located in the surround communities. Staff's previous email also provided responses to these comments.

> **SECTION IV: Right-of-Way Fragmentation and Reversionary Equity**
>
> Context: Traditional right-of-way abandonments are executed in a manner that evenly and equitably distributes the vacated property to all abutting landowners, usually splitting the parcel down the historic centerline.
>
> Questions for Clarification:
>
> 1. What specific municipal or utility purpose is served by leaving a fragmented, narrow 20-foot strip of the right-of-way active while abandoning the rest?
> 2. How does the decision to leave this 20-foot strip intact—which effectively bypasses a standard centerline split and limits the reversionary land claims of adjacent taxpayers—align with the City's policy of treating all proximate
>
> stakeholders equitably?
>
> 3. It appears the retention of this specific 20-foot corridor is a mechanical element that enables the developer to propose an 86.6% deviation from standard R1-43 lot width rules, how can staff evaluate the abandonment as an isolated case independent of the minor subdivision's impacts?

John, it can be difficult to respond to a concern if the concern does not identified as to what statute or code staff is violating. If there is a practice or decision that you think is not meeting the correct and proper process, please provide the statute, section, or code that you think staff is violating. Most of the elements in the letter are covered by the natural review completed by each department - in their area of expertise.

I have included Mr. Nathan Domme, Senior Manager – Transportation Planning, for any additional comments to the attachment or this email.

I hope this helps, and we will see you Monday. I will bring the attached document to the site visit, and maybe we can further this discussion.

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Friday, July 10, 2026 2:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Follow Up

⚠ **External Email: Please use caution if opening links or attachments!**

Excuse that reviewed the email. There are a lot of specific questions in our request that have not been answered. Will those specific questions be answered before the planning commission meeting?

Best,
John

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Thursday, 09 July 2026 18:57:19
To: John Spina <johnwspina@gmail.com>
Subject: RE: Follow Up

Hello John,

Thank you for the confirmation on the site meting. I wanted to receive you confirmation on the site visit prior to sending this email. As per our phone conversation, staff would be happy to meet with your team on Momaday. I, and another planner, will see you there on at 8:30 am. Staff is also working on the Public Records Request you submitted and should have that information to you shortly.

I also wanted to mention again that the proposed abandonment (7-AB-2025) will be presented to the Planning Commission on August 12, 2026. I will provide more information as soon as it is available. I also wanted to reiterate that all the communications that staff has received will be provided in the reports to the Planning Commission, and later to the City Council.

Below, you will find staff's response to the lates letter that you and your team provide to me. As you will see, I tried to respond to your concerns in an organized manner as your letter was also organized in sections.

I will be sending a similar email to the entire team (all those present at the online meeting) after this communication. I will also share this response with the applicant/owner as well.

Please continue reading the responses below:

Section I
The owner (applicant) and city staff sent notification to properties and HOAs located within 750 feet of the subject site (170 postcards) and a through a variety of other notification methods (P&Z E-Newsletter, Nextdoor.com, City Website, Interested Partiers List, etc.). City staff evaluates the required subdivision plat to analyze boundary

changes. Only the boundary of the subject site changes due to the abandonment. Staff evaluation is in conformance with State Statutes. The right-of-way was dedicated through docket numbers 1984-0219532 and MCR book 183, page143.

Section II
Staff evaluation is in conformance with State Statutes. The criteria for evaluation does not include topographical analysis. The owner shall dedicate Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE) over portions of the proposed abandonment areas. The owner shall not receive monetary credit for those easement dedications.

Section III
Staff determined that there is no public benefit in retaining the subject right-of-way. Staff analysis in the support of an abandonment request is determined by a variety of factors, one of which is whether the right-of-way is need by the City to complete the street system.

Section IV
The subdivision ordinance requires all lots to provide street frontage. The ESL ordinance allows for the amendment of development standards to include the creation of a flag lot which allows for a minimum 20-foot lot width (street frontage). All the surrounding subdivisions to these subject sites have implemented this amendment.

Section V
The proposed associated minor subdivision has identified the necessary improvements required to access both parcels. The proposed abandonment would not affect the design of the improvements required to access these parcels (the improvements may shift more to the west if abandonment is not approved). The ordinance requires a percentage of each parcel to be dedicated as NAOS and that NAOS shall be placed over the natural landforms. The dedication of NAOS would protect more of the embankment than the right-of-way designation. The associated minor subdivision identifies both parcels meeting NAOS requirements. The ESL ordinance allows for the amendment of development standards to include the creation of a flag lot which allows for a minimum 20-foot lot width (street frontage). All the surrounding subdivisions to these subject sites have implemented this amendment.

Section VI
The owner shall dedicate Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE). The City will maintain and keep these rights over the proposed abandonment area if the City Council approves the request. The development of the parcels does not affect the necessity of the right-of-way. The abandonment resolution shall not be recorded until such time that the associated minor subdivision is recorded. Staff provides their analysis to the Planning Commission and City Council.

Section VII
As stated before, there are different requirements for an abandonment application as there are for a minor subdivision application and for single-family home final plans and permitting. The applicant provided a grading and drainage plan with the proposed abandonment application and the drainage report memo with the minor subdivision application. The applicant will be required to submit the drainage materials for the minor land division application. The minor subdivision application will not receive approval (potentially with stipulations) until such time that the applicant has met the drainage requirements for the preliminary plat

process. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure that the development will not adversely impact the surrounding properties. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

The abandonment process shall determine how the owner designs the development of the two parcels. The applicant is seeking to have the City Council make a decision on the proposed abandonment application before completing the final design of these two parcels. The associated minor subdivision provides analysis that includes the possible location of the two building areas.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Thursday, July 9, 2026 8:19 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Follow Up

⚠ **External Email: Please use caution if opening links or attachments!**

Good Morning Jesus,

Two things:

1. I confirmed. Three neighbors including myself will be at the site on Monday Morning 8:30 to show you and staff our concerns.
2. I didn't receive the email you were sending me and the neighbors. Can you resend?

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
H: 480-634-7329
M: 847-942-3088

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Friday, July 10, 2026 3:12 PM
To: Murillo, Jesus
Subject: Re: Follow Up

⚠ **External Email: Please use caution if opening links or attachments!**

Not “Excuse”. Meant to say Jesus… spell check, argh!

John Spina
13968 E Yucca St
Scottsdale, AZ 85259
847-942-3088 m
480-634-7329 h

From: John Spina <johnwspina@gmail.com>
Sent: Friday, 10 July 2026 14:30:01
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Follow Up

Excuse that reviewed the email. There are a lot of specific questions in our request that have not been answered. Will those specific questions be answered before the planning commission meeting?

Best,
John

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Thursday, 09 July 2026 18:57:19
To: John Spina <johnwspina@gmail.com>
Subject: RE: Follow Up

Hello John,

Thank you for the confirmation on the site meting. I wanted to receive you confirmation on the site visit prior to sending this email. As per our phone conversation, staff would be happy to meet with your team on Momaday. I, and another planner, will see you there on at 8:30 am. Staff is also working on the Public Records Request you submitted and should have that information to you shortly.

I also wanted to mention again that the proposed abandonment (7-AB-2025) will be presented to the Planning Commission on August 12, 2026. I will provide more information as soon as it is available. I also wanted to reiterate that all the communications that staff has received will be provided in the reports to the Planning Commission, and later to the City Council.

Below, you will find staff’s response to the lates letter that you and your team provide to me. As you will see, I tried to respond to your concerns in an organized manner as your letter was also organized in sections.

I will be sending a similar email to the entire team (all those present at the online meeting) after this communication. I will also share this response with the applicant/owner as well.

Please continue reading the responses below:

Section I
The owner (applicant) and city staff sent notification to properties and HOAs located within 750 feet of the subject site (170 postcards) and a through a variety of other notification methods (P&Z E-Newsletter, Nextdoor.com, City Website, Interested Partiers List, etc.). City staff evaluates the required subdivision plat to analyze boundary changes. Only the boundary of the subject site changes due to the abandonment. Staff evaluation is in conformance with State Statutes. The right-of-way was dedicated through docket numbers 1984-0219532 and MCR book 183, page143.

Section II
Staff evaluation is in conformance with State Statutes. The criteria for evaluation does not include topographical analysis. The owner shall dedicate Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE) over portions of the proposed abandonment areas. The owner shall not receive monetary credit for those easement dedications.

Section III
Staff determined that there is no public benefit in retaining the subject right-of-way. Staff analysis in the support of an abandonment request is determined by a variety of factors, one of which is whether the right-of-way is need by the City to complete the street system.

Section IV
The subdivision ordinance requires all lots to provide street frontage. The ESL ordinance allows for the amendment of development standards to include the creation of a flag lot which allows for a minimum 20-foot lot width (street frontage). All the surrounding subdivisions to these subject sites have implemented this amendment.

Section V
The proposed associated minor subdivision has identified the necessary improvements required to access both parcels. The proposed abandonment would not affect the design of the improvements required to access these parcels (the improvements may shift more to the west if abandonment is not approved). The ordinance requires a percentage of each parcel to be dedicated as NAOS and that NAOS shall be placed over the natural landforms. The dedication of NAOS would protect more of the embankment than the right-of-way designation. The associated minor subdivision identifies both parcels meeting NAOS requirements. The ESL ordinance allows for the amendment of development standards to include the creation of a flag lot which allows for a minimum 20-foot lot width (street frontage). All the surrounding subdivisions to these subject sites have implemented this amendment.

Section VI
The owner shall dedicate Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE). The City will maintain and keep these rights over the proposed abandonment area if the City Council approves the request. The development of the parcels does not affect the necessity of the right-of-way. The abandonment resolution shall not be recorded until such time that the associated minor subdivision is recorded. Staff provides their analysis to the Planning Commission and City Council.

Section VII
As stated before, there are different requirements for an abandonment application as there are for a minor subdivision application and for single-family home final plans and permitting. The applicant provided a grading and drainage plan with the proposed abandonment application and the drainage report memo with the minor subdivision application. The applicant will be required to submit the drainage materials for the minor land division application. The minor subdivision application will not receive approval (potentially with stipulations) until such time that the applicant has met the drainage requirements for the preliminary plat process. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure that the development will not adversely impact the surrounding properties. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

The abandonment process shall determine how the owner designs the development of the two parcels. The applicant is seeking to have the City Council make a decision on the proposed abandonment application before completing the final design of these two parcels. The associated minor subdivision provides analysis that includes the possible location of the two building areas.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Thursday, July 9, 2026 8:19 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Follow Up

⚠ **External Email: Please use caution if opening links or attachments!**

Good Morning Jesus,

Two things:

1. I confirmed. Three neighbors including myself will be at the site on Monday Morning 8:30 to show you and staff our concerns.
2. I didn't receive the email you were sending me and the neighbors. Can you resend?

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
H: 480-634-7329
M: 847-942-3088

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Friday, July 10, 2026 2:30 PM
To: Murillo, Jesus
Subject: Re: Follow Up

⚠ **External Email: Please use caution if opening links or attachments!**

Excuse that reviewed the email. There are a lot of specific questions in our request that have not been answered. Will those specific questions be answered before the planning commission meeting?

Best,
John

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Thursday, 09 July 2026 18:57:19
To: John Spina <johnwspina@gmail.com>
Subject: RE: Follow Up

Hello John,

Thank you for the confirmation on the site meting. I wanted to receive you confirmation on the site visit prior to sending this email. As per our phone conversation, staff would be happy to meet with your team on Momaday. I, and another planner, will see you there on at 8:30 am. Staff is also working on the Public Records Request you submitted and should have that information to you shortly.

I also wanted to mention again that the proposed abandonment (7-AB-2025) will be presented to the Planning Commission on August 12, 2026. I will provide more information as soon as it is available. I also wanted to reiterate that all the communications that staff has received will be provided in the reports to the Planning Commission, and later to the City Council.

Below, you will find staff's response to the lates letter that you and your team provide to me. As you will see, I tried to respond to your concerns in an organized manner as your letter was also organized in sections.

I will be sending a similar email to the entire team (all those present at the online meeting) after this communication. I will also share this response with the applicant/owner as well.

Please continue reading the responses below:

Section I
The owner (applicant) and city staff sent notification to properties and HOAs located within 750 feet of the subject site (170 postcards) and a through a variety of other notification methods (P&Z E-Newsletter, Nextdoor.com, City Website, Interested Partiers List, etc.). City staff evaluates the required subdivision plat to analyze boundary changes. Only the boundary of the subject site changes due to the abandonment. Staff evaluation is in conformance with State Statutes. The right-of-way was dedicated through docket numbers 1984-0219532 and MCR book 183, page143.

Section II

Staff evaluation is in conformance with State Statutes. The criteria for evaluation does not include topographical analysis. The owner shall dedicate Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE) over portions of the proposed abandonment areas. The owner shall not receive monetary credit for those easement dedications.

Section III
Staff determined that there is no public benefit in retaining the subject right-of-way. Staff analysis in the support of an abandonment request is determined by a variety of factors, one of which is whether the right-of-way is need by the City to complete the street system.

Section IV
The subdivision ordinance requires all lots to provide street frontage. The ESL ordinance allows for the amendment of development standards to include the creation of a flag lot which allows for a minimum 20-foot lot width (street frontage). All the surrounding subdivisions to these subject sites have implemented this amendment.

Section V
The proposed associated minor subdivision has identified the necessary improvements required to access both parcels. The proposed abandonment would not affect the design of the improvements required to access these parcels (the improvements may shift more to the west if abandonment is not approved). The ordinance requires a percentage of each parcel to be dedicated as NAOS and that NAOS shall be placed over the natural landforms. The dedication of NAOS would protect more of the embankment than the right-of-way designation. The associated minor subdivision identifies both parcels meeting NAOS requirements. The ESL ordinance allows for the amendment of development standards to include the creation of a flag lot which allows for a minimum 20-foot lot width (street frontage). All the surrounding subdivisions to these subject sites have implemented this amendment.

Section VI
The owner shall dedicate Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE). The City will maintain and keep these rights over the proposed abandonment area if the City Council approves the request. The development of the parcels does not affect the necessity of the right-of-way. The abandonment resolution shall not be recorded until such time that the associated minor subdivision is recorded. Staff provides their analysis to the Planning Commission and City Council.

Section VII
As stated before, there are different requirements for an abandonment application as there are for a minor subdivision application and for single-family home final plans and permitting. The applicant provided a grading and drainage plan with the proposed abandonment application and the drainage report memo with the minor subdivision application. The applicant will be required to submit the drainage materials for the minor land division application. The minor subdivision application will not receive approval (potentially with stipulations) until such time that the applicant has met the drainage requirements for the preliminary plat process. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure that the development will not adversely impact the surrounding properties. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

The abandonment process shall determine how the owner designs the development of the two parcels. The applicant is seeking to have the City Council make a decision on the proposed abandonment application before completing the final design of these two parcels. The associated minor subdivision provides analysis that includes the possible location of the two building areas.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Thursday, July 9, 2026 8:19 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Follow Up

⚠ **External Email: Please use caution if opening links or attachments!**

Good Morning Jesus,

Two things:

1. I confirmed. Three neighbors including myself will be at the site on Monday Morning 8:30 to show you and staff our concerns.
2. I didn't receive the email you were sending me and the neighbors. Can you resend?

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
H: 480-634-7329
M: 847-942-3088

Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, July 9, 2026 6:57 PM
To: 'John Spina'
Subject: RE: Follow Up

Hello John,

Thank you for the confirmation on the site meting. I wanted to receive you confirmation on the site visit prior to sending this email. As per our phone conversation, staff would be happy to meet with your team on Momaday. I, and another planner, will see you there on at 8:30 am. Staff is also working on the Public Records Request you submitted and should have that information to you shortly.

I also wanted to mention again that the proposed abandonment (7-AB-2025) will be presented to the Planning Commission on August 12, 2026. I will provide more information as soon as it is available. I also wanted to reiterate that all the communications that staff has received will be provided in the reports to the Planning Commission, and later to the City Council.

Below, you will find staff's response to the lates letter that you and your team provide to me. As you will see, I tried to respond to your concerns in an organized manner as your letter was also organized in sections.

I will be sending a similar email to the entire team (all those present at the online meeting) after this communication. I will also share this response with the applicant/owner as well.

Please continue reading the responses below:

Section I
The owner (applicant) and city staff sent notification to properties and HOAs located within 750 feet of the subject site (170 postcards) and a through a variety of other notification methods (P&Z E-Newsletter, Nextdoor.com, City Website, Interested Partiers List, etc.). City staff evaluates the required subdivision plat to analyze boundary changes. Only the boundary of the subject site changes due to the abandonment. Staff evaluation is in conformance with State Statutes. The right-of-way was dedicated through docket numbers 1984-0219532 and MCR book 183, page143.

Section II
Staff evaluation is in conformance with State Statutes. The criteria for evaluation does not include topographical analysis. The owner shall dedicate Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE) over portions of the proposed abandonment areas. The owner shall not receive monetary credit for those easement dedications.

Section III
Staff determined that there is no public benefit in retaining the subject right-of-way. Staff analysis in the support of an abandonment request is determined by a variety of factors, one of which is whether the right-of-way is need by the City to complete the street system.

Section IV

The subdivision ordinance requires all lots to provide street frontage. The ESL ordinance allows for the amendment of development standards to include the creation of a flag lot which allows for a minimum 20-foot lot width (street frontage). All the surrounding subdivisions to these subject sites have implemented this amendment.

Section V
The proposed associated minor subdivision has identified the necessary improvements required to access both parcels. The proposed abandonment would not affect the design of the improvements required to access these parcels (the improvements may shift more to the west if abandonment is not approved). The ordinance requires a percentage of each parcel to be dedicated as NAOS and that NAOS shall be placed over the natural landforms. The dedication of NAOS would protect more of the embankment than the right-of-way designation. The associated minor subdivision identifies both parcels meeting NAOS requirements. The ESL ordinance allows for the amendment of development standards to include the creation of a flag lot which allows for a minimum 20-foot lot width (street frontage). All the surrounding subdivisions to these subject sites have implemented this amendment.

Section VI
The owner shall dedicate Natural Area Open Space Easement (NAOS), Drainage Easement (DE), Vista Corridor Easement (VCE), and a Public Non-Motorized Access Easement (PNMAE). The City will maintain and keep these rights over the proposed abandonment area if the City Council approves the request. The development of the parcels does not affect the necessity of the right-of-way. The abandonment resolution shall not be recorded until such time that the associated minor subdivision is recorded. Staff provides their analysis to the Planning Commission and City Council.

Section VII
As stated before, there are different requirements for an abandonment application as there are for a minor subdivision application and for single-family home final plans and permitting. The applicant provided a grading and drainage plan with the proposed abandonment application and the drainage report memo with the minor subdivision application. The applicant will be required to submit the drainage materials for the minor land division application. The minor subdivision application will not receive approval (potentially with stipulations) until such time that the applicant has met the drainage requirements for the preliminary plat process. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure that the development will not adversely impact the surrounding properties. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

The abandonment process shall determine how the owner designs the development of the two parcels. The applicant is seeking to have the City Council make a decision on the proposed abandonment application before completing the final design of these two parcels. The associated minor subdivision provides analysis that includes the possible location of the two building areas.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Thursday, July 9, 2026 8:19 AM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Follow Up

⚠ **External Email: Please use caution if opening links or attachments!**

Good Morning Jesus,

Two things:

1. I confirmed. Three neighbors including myself will be at the site on Monday Morning 8:30 to show you and staff our concerns.
2. I didn't receive the email you were sending me and the neighbors. Can you resend?

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
H: 480-634-7329
M: 847-942-3088

Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, July 9, 2026 3:23 PM
To: John Spina
Subject: Accepted: Tentative-Planning Department Site Visit

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Thursday, July 9, 2026 8:19 AM
To: Murillo, Jesus
Subject: Follow Up

⚠ **External Email: Please use caution if opening links or attachments!**

Good Morning Jesus,

Two things:

1. I confirmed. Three neighbors including myself will be at the site on Monday Morning 8:30 to show you and staff our concerns.
2. I didn't receive the email you were sending me and the neighbors. Can you resend?

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
H: 480-634-7329
M: 847-942-3088

Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, June 29, 2026 10:48 AM
To: John Spina
Cc: Peters, Kimberly
Subject: RE: Case 7-AB-2025 (Right-of-Way Abandonment) & Case 13-MD-2025 (Minor Subdivision) Carr Properties Site
Attachments: Formal Documentation Request - Case 7-AB-2025 and Case 13-MD-2025_Final.pdf

Hello John,

The request must be sent to the records department - I think this is the appropriate link: City of Scottsdale - Planning Records Request. The request is then sent to all the appropriate departments, including our legal staff.

I have included Kim Peters to see if there is a way that this email may serve as the formal request, and whether the attached document will suffice. If not, she may direct you to submit via the link.

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Monday, June 29, 2026 10:41 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Fw: Case 7-AB-2025 (Right-of-Way Abandonment) & Case 13-MD-2025 (Minor Subdivision) Carr Properties Site

⚠ **External Email: Please use caution if opening links or attachments!**

Per your voicemail request. Resending the original email with the document (records) request attached.

Sorry I missed your call

Best,
John

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, June 10, 2026 5:44 PM
To: Jesus Murillo, <JMurillo@ScottsdaleAz.Gov>
Cc: Paul Knitter <knitterpaul@gmail.com>; Craig Reinmuth <craig@expertinsights.net>; Art Sobczak <arts@businessbyphone.com>
Subject: Case 7-AB-2025 (Right-of-Way Abandonment) & Case 13-MD-2025 (Minor Subdivision) Carr Properties Site

Jesus,

Per my voicemails, we were unable to connect via telephone to discuss the two documents that are attached.

COOPERATIVE DOCUMENTATION & INFORMATION REQUEST

SUBMITTED FOR THE ADMINISTRATIVE RECORD

TO:	City of Scottsdale Planning Department, Senior Planner Jesús Murillo, and the City Clerk's Office
FROM:	Affected Neighboring Stakeholders and Concerned Citizens of Scottsdale
DATE:	June 8, 2026
REGARDING:	Request for Information and Foundational Planning Records for Case 7-AB-2025 and Case 13-MD-2025

In alignment with our stakeholder submission delivered on June 8, 2026, regarding the proposed Right-of-Way (ROW) Abandonment (Case 7-AB-2025) and Minor Subdivision (Case 13-MD-2025), we are submitting this cooperative request for specific planning and engineering records. This request is made to ensure full transparency, support open communication, and provide a clear factual foundation for all parties under the Scottsdale City Code and Arizona Public Records Law (A.R.S. § 39-121 et seq.).

We appreciate that the Planning Department frequently reviews complex applications by evaluating technical components in a standard administrative sequence. However, because the City is currently preparing recommendations to permanently vacate public property based on specific project assumptions, viewing these matters through a holistic lens is critical including the physical and economic viability of constructing two large custom homes. To help our neighborhood fully understand the factual basis for the City's eventual recommendations to the Planning Commission and City Council, we kindly request the production or clarification of the following ten items:

1. SPECIFIC INFORMATION AND DOCUMENTATION REQUESTS

- **Item 1: Land Appraisal and Valuation Methodology:** Please provide any narrative land appraisal reports, economic assessments, or formal valuation analyses used to calculate the abandonment consideration required under A.R.S. § 28-7208 and the Arizona Constitution's Gift Clause. Specifically, we would appreciate seeing any documentation that addresses how the property's value was determined, including whether any additional development value created by the proposed abandonment and resulting lot configuration was considered in determining the valuation methodology.
- **Item 2: Historical Planning and Submittal Records for Lots 1 & 2:** Please share the historical planning files, emails, staff notes, pre-application logs, or previous case files relating to past development and subdivision attempts on these specific parcels. Access to these records will help provide helpful context regarding the historic constraints and previous development challenges identified by planning staff during our correspondence.

- **Item 3: Technical and Planning Rationale for the Retained 20-Foot Strip:** Please provide any internal correspondence, redline comments, or engineering memos explaining the decision to leave an active 20-foot-wide strip of the public right-of-way intact while abandoning the surrounding portions. Understanding the municipal or utility purpose of this configuration will help clarify how it serves the public interest and balances the reversionary interests of adjacent landowners.
- **Item 4: Preliminary Drainage, Grading, and Hydrologic Reports:** Please share any preliminary drainage reports, hydraulic models (such as HEC-RAS), or terrain and slope analyses reviewed by Stormwater Management or Civil Engineering staff. We are particularly interested in any documentation exploring the feasibility of a 20-foot-wide access driveway traversing the protected Section 404 wash via retaining walls or a bridge, as well as the expected height and impact of retaining walls necessary to reconcile site elevations with adjacent properties and for Gail Street access.
- **Item 5: Inter-Agency Communications Regarding the Section 404 Wash:** Please provide all correspondence, meeting minutes, and official submittals between the City of Scottsdale, the developer's engineers (Kimley-Horn), and the U.S. Army Corps of Engineers regarding the federally protected wash bisecting the property. This includes any preliminary Jurisdictional Determinations or permit discussions concerning the physical road connection between the proposed lots.
- **Item 6: Emergency Services Access and Fire Code Compliance Safety Reviews:** Please provide any formal review comments, safety signoffs, or compliance reports from the Scottsdale Fire Department or Emergency Services divisions regarding the preliminary plat. We **wish** to review how emergency vehicles will safely enter, turn around, and operate within the proposed 20-foot wide, 330-foot-long driveway corridor given the local topography.
- **Item 7: Statutory Title, Dedication History, and "Original Ownership Exception" Records** Please provide the original plat map, historical deeds, or dedication instruments that established this specific public right-of-way. To evaluate deviations from the Centerline Rule under A.R.S. § 28-7208, we request written documentation or title history verifying whether this right-of-way was historically dedicated entirely from a single original parcel (triggering an original ownership exception), or if it is legally subject to standard centerline partition rules splitting equity evenly among abutting owners.
- **Item 8: Written Correspondence, Standing, and Notification Records for Identified Abutting Property Owners**

  Please provide copies of all certified mail receipts, public notices, and written responses (including expressions of support, neutral standing, or official objections) received by the Planning Department from the five adjacent stakeholders identified in our comprehensive review:

  1. Hidden Hills (APN 217-67-028)
  2. Paloma Paseo HOA (APN 217-30-286)
  3. Serenity Views (APN 217-19-013D)
  4. HCH Management LLC (APN 217-30-004M)
  5. Sierra Estates/Tuscany HOA (APN 217-69-032)

  Additionally, please provide any municipal legal or staff analyses regarding the City's statutory obligations under A.R.S. § 28-6701 should any of these abutting landowners file formal objections to the boundary modifications, tax map revisions, or access configurations.

- **Item 9: Documentation of Infrastructure Offsets, Capital Credits, and Fee Deductions**
  Please provide any submittals, accounting records, valuation worksheets, or draft agreements detailing any public infrastructure dedications, drainage easement offsets, or capital improvements being proposed by the applicant or considered by the City to lower, credit, or offset the cash consideration required for this abandonment under A.R.S. § 28-7208.
- **Item 10: Environmental, Slope, and Physical Feasibility Records for the Access Stem**
  Please provide any specific environmental scarring assessments, maximum planned retaining wall heights, or spatial reviews concerning the physical viability of a practical connecting driveway inside the narrow 20-foot bottleneck stem all the way to Lot 2. We request any records analyzing whether steep drops or physical features along the wash render the current two-lot layout premise physically or economically impractical.

2. ADMINISTRATIVE CONTEXT AND EVALUATION

Transparency and direct answers to these requests will be deeply helpful to all stakeholders as this case moves forward to public hearings. The availability of this information will significantly shape our community evaluation:

> *If these documents are made available: The neighborhood stakeholders will review them in a constructive spirit, utilizing independent engineering and appraisal feedback to fully understand the City's data. This will allow us to participate in public hearings with a shared, mutually verified set of facts.*
>
> *If these documents cannot be produced at this time: If these foundational studies, appraisals, and inter-agency determinations do not yet exist due to administrative sequencing, our community concerns regarding the premature timing of this abandonment will naturally be amplified. The absence of these records would indicate that the City is preparing to permanently surrender a public asset before verifying if the underlying subdivision project is structurally, environmentally, or constitutionally viable. This would strongly reinforce our argument that an integrated, holistic review must occur before any irreversible legislative actions are taken.*

We look forward to working collaboratively with the Planning Department to bring total clarity to these matters. Thank you again for your time, professionalism, and dedication to maintaining an open and transparent public process.

Sincerely,

Affected Neighboring Stakeholders and Concerned Citizens of Scottsdale

At your convenience, please call me and we can review.

1. Stakeholder Submission-Requesting a planning review and response
2. Stakeholder Submission-Request for information and documentation.

The documents are addressed to the Planning Department (you), The Planning Commission, and Scottsdale City Council, and City Clerk.

We are only sending YOU the documents. Please distribute copies of the documents to the appropriate departments for handling

The questions and points demonstrate not only our concerns, but our desire to thoroughly understand the information, the analysis and garner a deeper understanding of the recommendations and decisions the city staff is responsible for. We support the staff in your efforts to perform this duty.

To that end, we recommend another meeting with the planning staff and other city stakeholders involved ***at the proposed abandonment site*** to visually review the concerns outlined. Particularly those relating to topography, wash crossings, access geometry, grading transitions, retaining wall impacts, and neighboring property interfaces, and to fully understand the planning departments positions to-date.

Thank you,

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Monday, June 29, 2026 10:41 AM
To: Murillo, Jesus
Subject: Fw: Case 7-AB-2025 (Right-of-Way Abandonment) & Case 13-MD-2025 (Minor Subdivision) Carr Properties Site
Attachments: Formal Stakeholder Submission - Case 7-AB-2025 and Case 13-MD-2025_Final.pdf; Formal Documentation Request - Case 7-AB-2025 and Case 13-MD-2025_Final.pdf

⚠ **External Email: Please use caution if opening links or attachments!**

Per your voicemail request. Resending the original email with the document (records) request attached.

Sorry I missed your call

Best,
John

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, June 10, 2026 5:44 PM
To: Jesus Murillo, <JMurillo@ScottsdaleAz.Gov>
Cc: Paul Knitter <knitterpaul@gmail.com>; Craig Reinmuth <craig@expertinsights.net>; Art Sobczak <arts@businessbyphone.com>
Subject: Case 7-AB-2025 (Right-of-Way Abandonment) & Case 13-MD-2025 (Minor Subdivision) Carr Properties Site

Jesus,

Per my voicemails, we were unable to connect via telephone to discuss the two documents that are attached.

At your convenience, please call me and we can review.

1. Stakeholder Submission-Requesting a planning review and response
2. Stakeholder Submission-Request for information and documentation.

The documents are addressed to the Planning Department (you), The Planning Commission, and Scottsdale City Council, and City Clerk.

We are only sending YOU the documents. Please distribute copies of the documents to the appropriate departments for handling

The questions and points demonstrate not only our concerns, but our desire to thoroughly understand the information, the analysis and garner a deeper understanding of the recommendations and decisions the city staff is responsible for. We support the staff in your efforts to perform this duty.

To that end, we recommend another meeting with the planning staff and other city stakeholders involved ***at the proposed abandonment site*** to visually review the concerns outlined. Particularly those relating to topography, wash crossings, access geometry, grading transitions, retaining wall impacts, and neighboring property interfaces, and to fully understand the planning departments positions to-date.

Thank you,

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

STAKEHOLDER SUBMISSION

COOPERATIVE PLANNING REVIEW & RESPONSE

TO:	City of Scottsdale Planning Department, Senior Planner Jesús Murillo, Scottsdale Planning Commission, and Scottsdale City Council
FROM:	Affected Neighboring Stakeholders and Concerned Citizens of Scottsdale
DATE:	June 8, 2026
REGARDING:	Case 7-AB-2025 (Right-of-Way Abandonment) & Case 13-MD-2025 (Minor Subdivision) Carr Properties Site

1. INTRODUCTION AND PURPOSE

We sincerely appreciate the planning staff's time to discuss our neighborhood's concerns, explain the evaluations you have completed thus far, and clarify the specific administrative processes you are following. This collaborative dialogue is invaluable as we navigate these complex applications together. However, our position remains that it is imperative these issues are viewed through a ***holistic lens*** to fully understand the physical and economic viability of constructing two large homes while protecting the true intention of our laws, regulations, ordinances, policies, and planning precedents. Our shared goal must be to ensure that all three key stakeholders—the applicant, the proximate neighbors, and the broader citizens of Scottsdale—are treated fairly and equitably throughout this abandonment process and to avoid future risk and exposure. ***What public benefit would be lost by waiting until the related viability questions are better understood?***

Because this abandonment request originates from the developer for the unique benefit of her two properties, the City must be extremely cognizant of the long-term impact of its recommendations and decisions so as not to inadvertently favor one stakeholder at the expense of others. We are concerned that the technical interpretations and engineering workarounds currently under consideration do not fully align with the spirit of our zoning laws or the principle of balanced stakeholder fairness. Specifically, the retention of a narrow 20-foot Right-of-Way (ROW) strip instead of a total abandonment, the unconventional flag lot design, and the utilization of a basic residential fee schedule rather than an equitable fair market valuation appear to deviate from standard community planning expectations.

If both Lot 1 and Lot 2 are currently buildable in their present configurations, as the city has indicated, it raises the natural question of why they have not yet been developed. As Senior Planner Jesús Murillo noted, there have been multiple unsuccessful attempts to develop these unique parcels in the past. To date, we are not aware if the applicant has attempted to design or construct custom homes utilizing the ROW access as it currently exists. Therefore, the core motivation for this abandonment is to seek municipal assistance to resolve severe topographically constrained conditions by reverting a disproportionate amount of land to Lots 1 and 2 compared to the adjacent parcels.

To maintain transparency, create a clear public record, and ensure a harmonious outcome before the Planning Commission and City Council, we respectfully request direct answers to the following consolidated questions and key points.

2. CONSOLIDATED QUESTIONS, KEY POINTS, AND PRECEDENTS

SECTION I: Statutory Stakeholder Approval & Adjacent Property Objections

Context: Under Arizona Revised Statutes (A.R.S. § 28-6701) and municipal frameworks, right-of-way abandonments require explicit notification to all abutting owners. Five additional adjacent properties have been identified whose positions on this abandonment are currently undetermined: Hidden Hills (APN 217-67-028), Paloma Paseo HOA (APN 217-30-286), Serenity Views (APN 217-19-013D), HCH Management LLC (APN 217-30-004M), and Sierra Estates Tuscany HOA (APN 217-69-032).

Key Point: By operation of law, a recorded city resolution to abandon a right-of-way triggers the "Centerline Rule," automatically partitioning the land and adjusting taxable acreage for all abutting property owners unless an original dedication exception applies. Because the rights and interests of adjacent property owners may be affected by a proposed abandonment, we respectfully request clarification regarding how the City evaluates objections related to boundary changes, altered access, tax implications, ownership interests, or valuation disputes under the applicable statutes.

Questions for Clarification:

1. Has the Planning Department received formal confirmation of support, neutral standing, or official objections from the five adjacent stakeholders (Hidden Hills, Paloma Paseo HOA, Serenity Views, HCH Management LLC, and Sierra Estates Tuscany HOA) regarding this proposed abandonment?
2. Because the rights and interests of adjacent property owners may be affected by a proposed abandonment, we respectfully request clarification regarding how the City evaluates objections related to boundary changes, altered access, tax implications, ownership interests, or valuation disputes under the applicable statutes.
3. Since the city is required under A.R.S. § 28-7208 to collect fair-market consideration if it holds a fee interest in this land, how will the city proceed if an adjacent neighbor refuses to purchase or accept their respective half of the centerline split?
4. Will the City provide written documentation verifying whether this right-of-way was historically dedicated entirely from a single original parcel (the "Original Ownership Exception"), thereby legally permitting a deviation from the standard centerline split?

SECTION II: Arizona Constitutional "Gift Clause" & Valuation Mechanics

Context: While a standard fee schedule provides administrative consistency, a holistic review requires aligning the valuation of public land with the constitutional protections outlined in Article IX, Section 7 of the Arizona Constitution (the "Gift Clause") and A.R.S. § 28-7208.

Key Point: The public asset in question functions as a critical assemblage that directly relieves severe layout constraints on a private parcel, unlocking significant development value. To ensure total transparency and protect the city from municipal gift-clause risks, the valuation should reflect this unlocked equity rather than a standard flat-fee calculation.

Questions for Clarification:

1. Could staff clarify the planning rationale for utilizing a standard residential square-foot fee schedule for this case, rather than requiring a Certified Narrative Appraisal to evaluate the distinct "incremental assemblage value" this public land provides to the developer’s broader project?

2. How does the City's chosen valuation method account for the specific private equity unlocked by transferring this ROW to a topographically limited site? What measures are being taken to ensure the transaction fully aligns with the strict valuation standards established by the Arizona Supreme Court?
3. Are there any public infrastructure dedications or drainage easement offsets being credited to lower the cash consideration for this abandonment? If so, please provide the appraised or calculated value of those offsets.

SECTION III: Threshold Public Necessity & Benefit

Context: In municipal planning precedents, the permanent abandonment of a public asset requires a clear demonstration of public purpose or a showing that the asset is entirely obsolete for community needs.

Key Point: If single-family homes can legally be constructed on the existing acreage without altering the public grid, then the abandonment ceases to be an asset cleanup and becomes a mechanism to solve private site constraints at the public's expense.

Questions for Clarification:

1. Given staff's confirmation that single-family residential development is legally possible on this acreage under its current configuration, what specific public necessity, public benefit, or long-term municipal utility is served by permanently abandoning this property?
2. How does the Planning Department distinguish between a standard abandonment in the public interest and an accommodation that primarily serves to resolve private, self-imposed topographic constraints?
3. Given staffs general statements the right of way poses maintenance, and liability concerns the city no longer wants, what specific independent parameters or metrics is staff relying upon to determine that vacating this right-of-way serves the broader public interest?

SECTION IV: Right-of-Way Fragmentation and Reversionary Equity

Context: Traditional right-of-way abandonments are executed in a manner that evenly and equitably distributes the vacated property to all abutting landowners, usually splitting the parcel down the historic centerline.

Key Point: The modified proposal to leave a narrow 20-foot strip intact prevents adjacent property owners from receiving their traditional centerline reversionary rights, while custom-tailoring a non-standard corridor to serve as a private flagpole driveway for a single speculative lot.

Questions for Clarification:

1. What specific municipal or utility purpose is served by leaving a fragmented, narrow 20-foot strip of the right-of-way active while abandoning the rest?
2. How does the decision to leave this 20-foot strip intact—which effectively bypasses a standard centerline split and limits the reversionary land claims of adjacent taxpayers—align with the City’s policy of treating all proximate stakeholders equitably?
3. It appears the retention of this specific 20-foot corridor is a mechanical element that enables the developer to propose an 86.6% deviation from standard R1-43 lot width rules, how can staff evaluate the abandonment as an isolated case independent of the minor subdivision's impacts?

SECTION V: Geometric Code Conformity & Environmental Protection

Context: The standard R1-43 zoning code explicitly mandates a minimum lot width of 150 feet to protect community character, provide open space buffers, and ensure emergency service access.

Key Point: Proposing an access corridor of only 20 feet for a length of 330 feet is an extreme geometric reduction from standard zoning text. Because this bottleneck corridor spans a sensitive, protected natural wash, it risks concentrating intense grading impacts into a vulnerable area, running contrary to the core intent of the Environmentally Sensitive Lands (ESL) ordinance. It also creates a driveway that allows automobile headlights to intrude into private living areas of neighboring homes.

Questions for Clarification:

1. Given that Scottsdale's ESL ordinance mandates the strict protection of natural landforms, and considering that this 330-foot flagpole stem crosses a protected wash, what specific grading or structural accommodations have been identified by staff to minimize environmental scarring in this narrow corridor?
2. How does a 20-foot-wide access stem—representing a substantial 86.6% reduction from the standard 150-foot R1-43 lot width—satisfy the city's standard minor subdivision review criteria for orderly, safe, and harmonious development?

SECTION VI: Administrative Sequencing & Jurisdictional Risks

Context: While we understand the department's standard practice of sequencing applications (Abandonment → Subdivision → Permits), a holistic approach requires verifying threshold feasibility before public assets are permanently surrendered.

Key Point: If the City permanently approves the abandonment now, but the U.S. Army Corps of Engineers subsequently restricts construction within the Section 404 wash, the City will have permanently given away public property based on an unbuildable lot configuration.

Questions for Clarification:

1. How can the development impacts of this layout be fully separated from the abandonment review when the preliminary plat under active consideration relies entirely on the abandoned land to establish its physical access?
2. In the interest of protecting the public record, what administrative or legal mechanisms does the City have to recover or revert this public land if Lot 2 is subsequently found to be unbuildable due to federal Section 404 wash restrictions or extreme ESL slope limitations?
3. Will the City consider conditioning the final approval of the abandonment upon the developer successfully securing a verified jurisdictional determination or permit from the U.S. Army Corps of Engineers first?
4. Does the possibility exist that there could be any potential risks, liabilities, unintended consequences, or future challenges the City could face if it permanently abandons public property before the viability questions are answered?

SECTION VII: Topographic Transitions and Grading Impact

Context: Changes to natural topography, structural retaining walls, and stormwater flow directly affect immediate neighbors and must be evaluated comprehensively.

Key Point: Preliminary plans suggest mismatched elevations that may necessitate substantial vertical retaining walls facing adjacent properties. Furthermore, physical constraints near the wash indicate that a practical connecting road between Lot 1 and Lot 2 may face severe spatial limitations, which could fundamentally alter the project premise. As a result, it would be prudent to resolve these complex issues during the abandonment process to mitigate future risk and exposure.

Questions for Clarification:

1. Given that drainage patterns and slope stability are physically linked to the lot layout, would the City consider requiring a preliminary hydrologic assessment or site-specific geotechnical study during this subdivision phase to guarantee that the proposed lot configurations will not negatively impact neighboring properties?
2. If spatial constraints or steep drops along the wash make a connecting road between the lots physically or economically impractical, has staff evaluated the long-term viability of this two-lot design?
3. If the developer should subsequently apply for a Lot Line Adjustment to combine these parcels into a single large estate, the core "two-home public justification" for this abandonment would change. How does the city evaluate and protect against this possibility during the current isolated review?

3. CONCLUSION

Transparency and direct, written answers to these questions will be immensely helpful to all parties as we move forward. We understand that granular building mechanics are typically finalized later in the permitting pipeline. However, looking at these cases through a holistic lens ensures that the fundamental threshold justification for permanently vacating public property is fully vetted and grounded in fairness and seeks to avoid future risk and exposure. We look forward to continuing this constructive, cooperative process with the Scottsdale planning staff to achieve an equitable outcome for our entire community. To that end, we recommend another meeting with the planning staff and other city stakeholders involved ***at the abandonment site*** to visually review the concerns outlined. Particularly those relating to topography, wash crossings, access geometry, grading transitions, retaining wall impacts, and neighboring property interfaces, and to fully understand the planning departments positions to-date.

COOPERATIVE DOCUMENTATION & INFORMATION REQUEST

SUBMITTED FOR THE ADMINISTRATIVE RECORD

TO:	City of Scottsdale Planning Department, Senior Planner Jesús Murillo, and the City Clerk's Office
FROM:	Affected Neighboring Stakeholders and Concerned Citizens of Scottsdale
DATE:	June 8, 2026
REGARDING:	Request for Information and Foundational Planning Records for Case 7-AB-2025 and Case 13-MD-2025

In alignment with our stakeholder submission delivered on June 8, 2026, regarding the proposed Right-of-Way (ROW) Abandonment (Case 7-AB-2025) and Minor Subdivision (Case 13-MD-2025), we are submitting this cooperative request for specific planning and engineering records. This request is made to ensure full transparency, support open communication, and provide a clear factual foundation for all parties under the Scottsdale City Code and Arizona Public Records Law (A.R.S. § 39-121 et seq.).

We appreciate that the Planning Department frequently reviews complex applications by evaluating technical components in a standard administrative sequence. However, because the City is currently preparing recommendations to permanently vacate public property based on specific project assumptions, viewing these matters through a holistic lens is critical including the physical and economic viability of constructing two large custom homes. To help our neighborhood fully understand the factual basis for the City's eventual recommendations to the Planning Commission and City Council, we kindly request the production or clarification of the following ten items:

1. SPECIFIC INFORMATION AND DOCUMENTATION REQUESTS

- **Item 1: Land Appraisal and Valuation Methodology:** Please provide any narrative land appraisal reports, economic assessments, or formal valuation analyses used to calculate the abandonment consideration required under A.R.S. § 28-7208 and the Arizona Constitution's Gift Clause. Specifically, we would appreciate seeing any documentation that addresses how the property's value was determined, including whether any additional development value created by the proposed abandonment and resulting lot configuration was considered in determining the valuation methodology.
- **Item 2: Historical Planning and Submittal Records for Lots 1 & 2:** Please share the historical planning files, emails, staff notes, pre-application logs, or previous case files relating to past development and subdivision attempts on these specific parcels. Access to these records will help provide helpful context regarding the historic constraints and previous development challenges identified by planning staff during our correspondence.

- **Item 3: Technical and Planning Rationale for the Retained 20-Foot Strip:** Please provide any internal correspondence, redline comments, or engineering memos explaining the decision to leave an active 20-foot-wide strip of the public right-of-way intact while abandoning the surrounding portions. Understanding the municipal or utility purpose of this configuration will help clarify how it serves the public interest and balances the reversionary interests of adjacent landowners.
- **Item 4: Preliminary Drainage, Grading, and Hydrologic Reports:** Please share any preliminary drainage reports, hydraulic models (such as HEC-RAS), or terrain and slope analyses reviewed by Stormwater Management or Civil Engineering staff. We are particularly interested in any documentation exploring the feasibility of a 20-foot-wide access driveway traversing the protected Section 404 wash via retaining walls or a bridge, as well as the expected height and impact of retaining walls necessary to reconcile site elevations with adjacent properties and for Gail Street access.
- **Item 5: Inter-Agency Communications Regarding the Section 404 Wash:** Please provide all correspondence, meeting minutes, and official submittals between the City of Scottsdale, the developer's engineers (Kimley-Horn), and the U.S. Army Corps of Engineers regarding the federally protected wash bisecting the property. This includes any preliminary Jurisdictional Determinations or permit discussions concerning the physical road connection between the proposed lots.
- **Item 6: Emergency Services Access and Fire Code Compliance Safety Reviews:** Please provide any formal review comments, safety signoffs, or compliance reports from the Scottsdale Fire Department or Emergency Services divisions regarding the preliminary plat. We **wish** to review how emergency vehicles will safely enter, turn around, and operate within the proposed 20-foot wide, 330-foot-long driveway corridor given the local topography.
- **Item 7: Statutory Title, Dedication History, and "Original Ownership Exception" Records** Please provide the original plat map, historical deeds, or dedication instruments that established this specific public right-of-way. To evaluate deviations from the Centerline Rule under A.R.S. § 28-7208, we request written documentation or title history verifying whether this right-of-way was historically dedicated entirely from a single original parcel (triggering an original ownership exception), or if it is legally subject to standard centerline partition rules splitting equity evenly among abutting owners.
- **Item 8: Written Correspondence, Standing, and Notification Records for Identified Abutting Property Owners**

  Please provide copies of all certified mail receipts, public notices, and written responses (including expressions of support, neutral standing, or official objections) received by the Planning Department from the five adjacent stakeholders identified in our comprehensive review:

  1. Hidden Hills (APN 217-67-028)
  2. Paloma Paseo HOA (APN 217-30-286)
  3. Serenity Views (APN 217-19-013D)
  4. HCH Management LLC (APN 217-30-004M)
  5. Sierra Estates/Tuscany HOA (APN 217-69-032)

  Additionally, please provide any municipal legal or staff analyses regarding the City's statutory obligations under A.R.S. § 28-6701 should any of these abutting landowners file formal objections to the boundary modifications, tax map revisions, or access configurations.

- **Item 9: Documentation of Infrastructure Offsets, Capital Credits, and Fee Deductions**
  Please provide any submittals, accounting records, valuation worksheets, or draft agreements detailing any public infrastructure dedications, drainage easement offsets, or capital improvements being proposed by the applicant or considered by the City to lower, credit, or offset the cash consideration required for this abandonment under A.R.S. § 28-7208.
- **Item 10: Environmental, Slope, and Physical Feasibility Records for the Access Stem**
  Please provide any specific environmental scarring assessments, maximum planned retaining wall heights, or spatial reviews concerning the physical viability of a practical connecting driveway inside the narrow 20-foot bottleneck stem all the way to Lot 2. We request any records analyzing whether steep drops or physical features along the wash render the current two-lot layout premise physically or economically impractical.

2. ADMINISTRATIVE CONTEXT AND EVALUATION

Transparency and direct answers to these requests will be deeply helpful to all stakeholders as this case moves forward to public hearings. The availability of this information will significantly shape our community evaluation:

> *If these documents are made available: The neighborhood stakeholders will review them in a constructive spirit, utilizing independent engineering and appraisal feedback to fully understand the City's data. This will allow us to participate in public hearings with a shared, mutually verified set of facts.*
>
> *If these documents cannot be produced at this time: If these foundational studies, appraisals, and inter-agency determinations do not yet exist due to administrative sequencing, our community concerns regarding the premature timing of this abandonment will naturally be amplified. The absence of these records would indicate that the City is preparing to permanently surrender a public asset before verifying if the underlying subdivision project is structurally, environmentally, or constitutionally viable. This would strongly reinforce our argument that an integrated, holistic review must occur before any irreversible legislative actions are taken.*

We look forward to working collaboratively with the Planning Department to bring total clarity to these matters. Thank you again for your time, professionalism, and dedication to maintaining an open and transparent public process.

Sincerely,

Affected Neighboring Stakeholders and Concerned Citizens of Scottsdale

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, June 10, 2026 4:45 PM
To: John Spina
Cc: Paul Knitter; Craig Reinmuth; Art Sobczak
Subject: RE: Case 7-AB-2025 (Right-of-Way Abandonment) & Case 13-MD-2025 (Minor Subdivision) Carr Properties Site

Hello John,

I wanted to thank you for the discussion this afternoon.

I also wanted to formally acknowledge receipt of the email. It will be a part of the neighborhood involvement package that will be provided to the planning commission ad city council in staff's report as the project moves through the process.

I will be forwarding your communication to the appropriate parties, and will contact you if I have any further questions.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, June 10, 2026 3:44 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Paul Knitter <knitterpaul@gmail.com>; Craig Reinmuth <craig@expertinsights.net>; Art Sobczak <arts@businessbyphone.com>
Subject: Case 7-AB-2025 (Right-of-Way Abandonment) & Case 13-MD-2025 (Minor Subdivision) Carr Properties Site

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Per my voicemails, we were unable to connect via telephone to discuss the two documents that are attached.

At your convenience, please call me and we can review.

1. Stakeholder Submission-Requesting a planning review and response
2. Stakeholder Submission-Request for information and documentation.

The documents are addressed to the Planning Department (you), The Planning Commission, and Scottsdale City Council, and City Clerk.

We are only sending YOU the documents. Please distribute copies of the documents to the appropriate departments for handling

The questions and points demonstrate not only our concerns, but our desire to thoroughly understand the information, the analysis and garner a deeper understanding of the recommendations and decisions the city staff is responsible for. We support the staff in your efforts to perform this duty.

To that end, we recommend another meeting with the planning staff and other city stakeholders involved ***at the proposed abandonment site*** to visually review the concerns outlined. Particularly those relating to topography, wash crossings, access geometry, grading transitions, retaining wall impacts, and neighboring property interfaces, and to fully understand the planning departments positions to-date.

Thank you,

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, June 10, 2026 3:44 PM
To: Murillo, Jesus
Cc: Paul Knitter; Craig Reinmuth; Art Sobczak
Subject: Case 7-AB-2025 (Right-of-Way Abandonment) & Case 13-MD-2025 (Minor Subdivision) Carr Properties Site
Attachments: Formal Stakeholder Submission - Case 7-AB-2025 and Case 13-MD-2025_Final.pdf; Formal Documentation Request - Case 7-AB-2025 and Case 13-MD-2025_Final.pdf

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Per my voicemails, we were unable to connect via telephone to discuss the two documents that are attached.

At your convenience, please call me and we can review.

1. Stakeholder Submission-Requesting a planning review and response
2. Stakeholder Submission-Request for information and documentation.

The documents are addressed to the Planning Department (you), The Planning Commission, and Scottsdale City Council, and City Clerk.

We are only sending YOU the documents. Please distribute copies of the documents to the appropriate departments for handling

The questions and points demonstrate not only our concerns, but our desire to thoroughly understand the information, the analysis and garner a deeper understanding of the recommendations and decisions the city staff is responsible for. We support the staff in your efforts to perform this duty.

To that end, we recommend another meeting with the planning staff and other city stakeholders involved ***at the proposed abandonment site*** to visually review the concerns outlined. Particularly those relating to topography, wash crossings, access geometry, grading transitions, retaining wall impacts, and neighboring property interfaces, and to fully understand the planning departments positions to-date.

Thank you,

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

COOPERATIVE DOCUMENTATION & INFORMATION REQUEST

SUBMITTED FOR THE ADMINISTRATIVE RECORD

TO:	City of Scottsdale Planning Department, Senior Planner Jesús Murillo, and the City Clerk's Office
FROM:	Affected Neighboring Stakeholders and Concerned Citizens of Scottsdale
DATE:	June 8, 2026
REGARDING:	Request for Information and Foundational Planning Records for Case 7-AB-2025 and Case 13-MD-2025

In alignment with our stakeholder submission delivered on June 8, 2026, regarding the proposed Right-of-Way (ROW) Abandonment (Case 7-AB-2025) and Minor Subdivision (Case 13-MD-2025), we are submitting this cooperative request for specific planning and engineering records. This request is made to ensure full transparency, support open communication, and provide a clear factual foundation for all parties under the Scottsdale City Code and Arizona Public Records Law (A.R.S. § 39-121 et seq.).

We appreciate that the Planning Department frequently reviews complex applications by evaluating technical components in a standard administrative sequence. However, because the City is currently preparing recommendations to permanently vacate public property based on specific project assumptions, viewing these matters through a holistic lens is critical including the physical and economic viability of constructing two large custom homes. To help our neighborhood fully understand the factual basis for the City's eventual recommendations to the Planning Commission and City Council, we kindly request the production or clarification of the following ten items:

1. SPECIFIC INFORMATION AND DOCUMENTATION REQUESTS

- **Item 1: Land Appraisal and Valuation Methodology:** Please provide any narrative land appraisal reports, economic assessments, or formal valuation analyses used to calculate the abandonment consideration required under A.R.S. § 28-7208 and the Arizona Constitution's Gift Clause. Specifically, we would appreciate seeing any documentation that addresses how the property's value was determined, including whether any additional development value created by the proposed abandonment and resulting lot configuration was considered in determining the valuation methodology.
- **Item 2: Historical Planning and Submittal Records for Lots 1 & 2:** Please share the historical planning files, emails, staff notes, pre-application logs, or previous case files relating to past development and subdivision attempts on these specific parcels. Access to these records will help provide helpful context regarding the historic constraints and previous development challenges identified by planning staff during our correspondence.

- **Item 3: Technical and Planning Rationale for the Retained 20-Foot Strip:** Please provide any internal correspondence, redline comments, or engineering memos explaining the decision to leave an active 20-foot-wide strip of the public right-of-way intact while abandoning the surrounding portions. Understanding the municipal or utility purpose of this configuration will help clarify how it serves the public interest and balances the reversionary interests of adjacent landowners.
- **Item 4: Preliminary Drainage, Grading, and Hydrologic Reports:** Please share any preliminary drainage reports, hydraulic models (such as HEC-RAS), or terrain and slope analyses reviewed by Stormwater Management or Civil Engineering staff. We are particularly interested in any documentation exploring the feasibility of a 20-foot-wide access driveway traversing the protected Section 404 wash via retaining walls or a bridge, as well as the expected height and impact of retaining walls necessary to reconcile site elevations with adjacent properties and for Gail Street access.
- **Item 5: Inter-Agency Communications Regarding the Section 404 Wash:** Please provide all correspondence, meeting minutes, and official submittals between the City of Scottsdale, the developer's engineers (Kimley-Horn), and the U.S. Army Corps of Engineers regarding the federally protected wash bisecting the property. This includes any preliminary Jurisdictional Determinations or permit discussions concerning the physical road connection between the proposed lots.
- **Item 6: Emergency Services Access and Fire Code Compliance Safety Reviews:** Please provide any formal review comments, safety signoffs, or compliance reports from the Scottsdale Fire Department or Emergency Services divisions regarding the preliminary plat. We **wish** to review how emergency vehicles will safely enter, turn around, and operate within the proposed 20-foot wide, 330-foot-long driveway corridor given the local topography.
- **Item 7: Statutory Title, Dedication History, and "Original Ownership Exception" Records** Please provide the original plat map, historical deeds, or dedication instruments that established this specific public right-of-way. To evaluate deviations from the Centerline Rule under A.R.S. § 28-7208, we request written documentation or title history verifying whether this right-of-way was historically dedicated entirely from a single original parcel (triggering an original ownership exception), or if it is legally subject to standard centerline partition rules splitting equity evenly among abutting owners.
- **Item 8: Written Correspondence, Standing, and Notification Records for Identified Abutting Property Owners**

  Please provide copies of all certified mail receipts, public notices, and written responses (including expressions of support, neutral standing, or official objections) received by the Planning Department from the five adjacent stakeholders identified in our comprehensive review:

  1. Hidden Hills (APN 217-67-028)
  2. Paloma Paseo HOA (APN 217-30-286)
  3. Serenity Views (APN 217-19-013D)
  4. HCH Management LLC (APN 217-30-004M)
  5. Sierra Estates/Tuscany HOA (APN 217-69-032)

  Additionally, please provide any municipal legal or staff analyses regarding the City's statutory obligations under A.R.S. § 28-6701 should any of these abutting landowners file formal objections to the boundary modifications, tax map revisions, or access configurations.

- **Item 9: Documentation of Infrastructure Offsets, Capital Credits, and Fee Deductions**
  Please provide any submittals, accounting records, valuation worksheets, or draft agreements detailing any public infrastructure dedications, drainage easement offsets, or capital improvements being proposed by the applicant or considered by the City to lower, credit, or offset the cash consideration required for this abandonment under A.R.S. § 28-7208.
- **Item 10: Environmental, Slope, and Physical Feasibility Records for the Access Stem**
  Please provide any specific environmental scarring assessments, maximum planned retaining wall heights, or spatial reviews concerning the physical viability of a practical connecting driveway inside the narrow 20-foot bottleneck stem all the way to Lot 2. We request any records analyzing whether steep drops or physical features along the wash render the current two-lot layout premise physically or economically impractical.

2. ADMINISTRATIVE CONTEXT AND EVALUATION

Transparency and direct answers to these requests will be deeply helpful to all stakeholders as this case moves forward to public hearings. The availability of this information will significantly shape our community evaluation:

> *If these documents are made available: The neighborhood stakeholders will review them in a constructive spirit, utilizing independent engineering and appraisal feedback to fully understand the City's data. This will allow us to participate in public hearings with a shared, mutually verified set of facts.*
>
> *If these documents cannot be produced at this time: If these foundational studies, appraisals, and inter-agency determinations do not yet exist due to administrative sequencing, our community concerns regarding the premature timing of this abandonment will naturally be amplified. The absence of these records would indicate that the City is preparing to permanently surrender a public asset before verifying if the underlying subdivision project is structurally, environmentally, or constitutionally viable. This would strongly reinforce our argument that an integrated, holistic review must occur before any irreversible legislative actions are taken.*

We look forward to working collaboratively with the Planning Department to bring total clarity to these matters. Thank you again for your time, professionalism, and dedication to maintaining an open and transparent public process.

Sincerely,

Affected Neighboring Stakeholders and Concerned Citizens of Scottsdale

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, June 5, 2026 11:21 AM
To: Emily Cooper
Cc: Tessa Knueppel; Vanessa Tokosch
Subject: RE: City of Scottsdale - Parcels 217-30-006L and 217-30-006M Abandonment Application | PALOMA.0001
Attachments: 7-AB-2025_2-Meeting Graphic.pdf; 7-AB-2025_2-Abandoment Exhibit_meeting exhibit.pdf; 7-AB-2025_2-Abandonment Project Narrative - Carr Properties-.pdf; 7-AB-2025_2-ABANDONMENT VALUATION PROCEDURE 11-2025.pdf; 13-MD-2025_2-2026.03.26 140TH ST CARR PREPLAT.pdf; 13-MD-2025_2-MD Case Project Narrative - Carr Properties.pdf

Hello Emily,

Please forgive me, I started the email and got distracted.

Sincerely,

Jesús

From: Emily Cooper <Emily.Cooper@chdblaw.com>
Sent: Wednesday, June 3, 2026 6:03 PM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Tessa Knueppel <tessa.knueppel@chdblaw.com>; Vanessa Tokosch <vanessa.tokosch@chdblaw.com>
Subject: City of Scottsdale - Parcels 217-30-006L and 217-30-006M Abandonment Application | PALOMA.0001

⚠ **External Email: Please use caution if opening links or attachments!**

Mr. Murillo,

Thank you for hosting today's question and answer session. It was a valuable opportunity for Scottsdale residents to engage directly with city officials regarding the abandonment process, and I appreciated the chance to hear both positive and constructive feedback.

I have received some of the documents shared during the session. Could you please also forward any documents related to the applications for parcels 217-30-006L and 217-30-006M at your earliest convenience?

Thank you, and I hope you have a pleasant evening.

Emily Cooper, Esq.
Direct:(480) 427-2874
Emily.Cooper@chdblaw.com

CHDB Law LLP
www.chdblaw.com
480.427.2800
Phoenix | Prescott | Tucson

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. YOU MAY OPT OUT OF RECEIVING FURTHER EMAIL COMMUNICATIONS FROM CHDB LAW AT THIS EMAIL ADDRESS BY REPLYING WITH AN EMAIL MESSAGE THAT HAS THE WORD ‘STOP’ IN THE SUBJECT LINE.

You can text CHDB Law LLP at 480.427.2800 for information regarding our services. By texting CHDB Law LLP at 480.427.2800, you agree to receive SMS text messages from CHDB Law LLP. Reply STOP to opt-out; Reply HELP for support; Message & data rates may apply; Messaging frequency may vary. Visit https://www.chdblaw.com/privacy-policy/ to see our privacy policy and https://www.chdblaw.com/privacy-policy/ for our Terms of Service.

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 BEARS SOUTH 00°03'01" EAST, A DISTANCE OF 329.70 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 00°03'01" EAST A DISTANCE OF 329.70 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00°06'49" EAST, A DISTANCE OF 180.21 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°53'11" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°06'49" EAST, A DISTANCE OF 150.06 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 144.67 FEET;

THENCE NORTH 00°10'29" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°43'43" EAST, A DISTANCE OF 94.70 FEET;

THENCE NORTH 00°06'49" WEST, A DISTANCE OF 305.40 FEET;

THENCE NORTH 00°03'01" WEST, A DISTANCE OF 299.55 FEET;

THENCE SOUTH 89°45'56" WEST, A DISTANCE OF 260.07 FEET;

CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

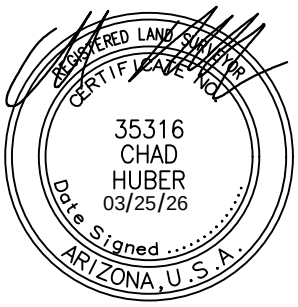
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	1 OF 4

EXHIBIT A
LEGAL DESCRIPTION

THENCE NORTH 00°05'19" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°45'56" EAST, A DISTANCE OF 330.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,364 SQ.FT. MORE OR LESS.

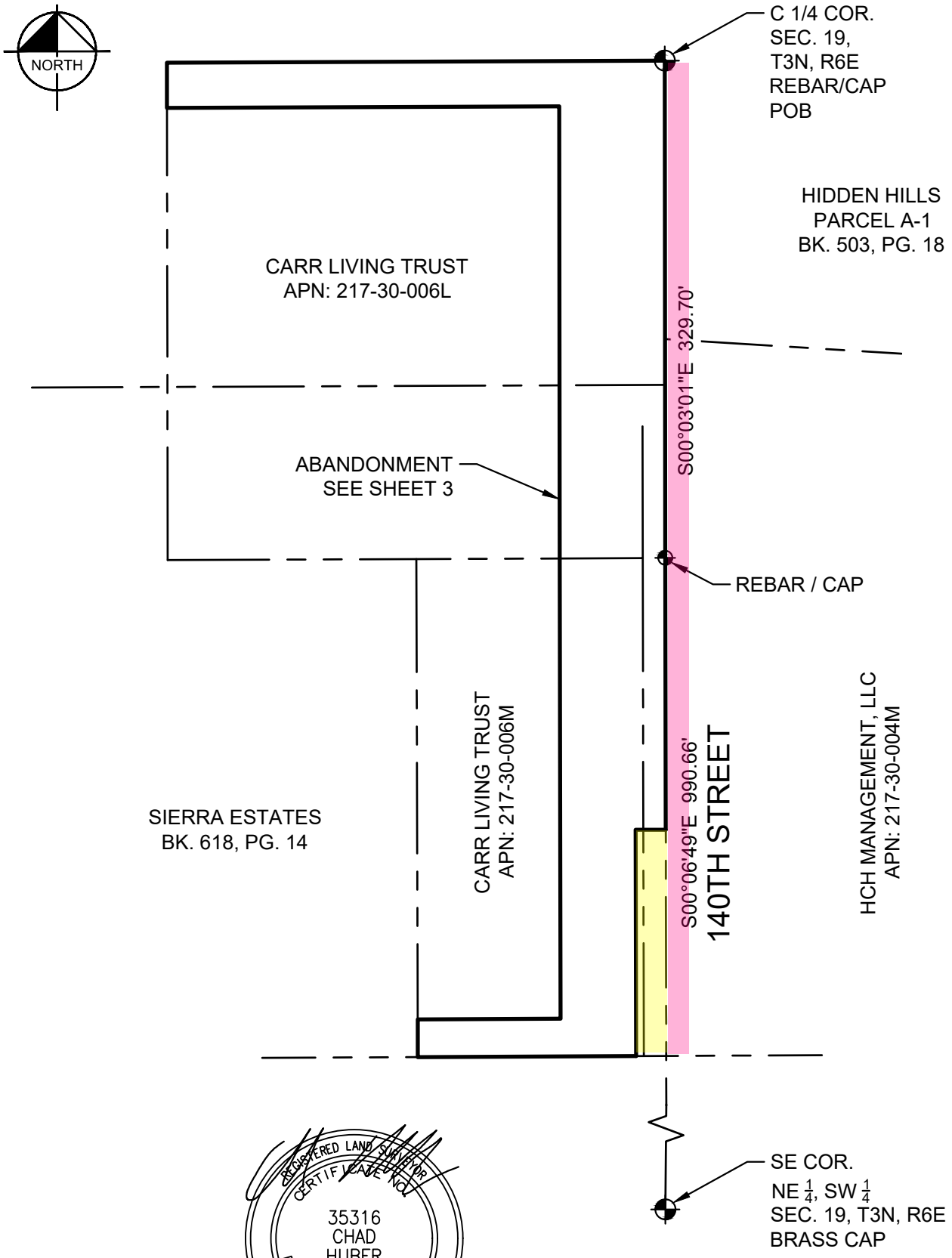


CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	2 OF 4

EXHIBIT B



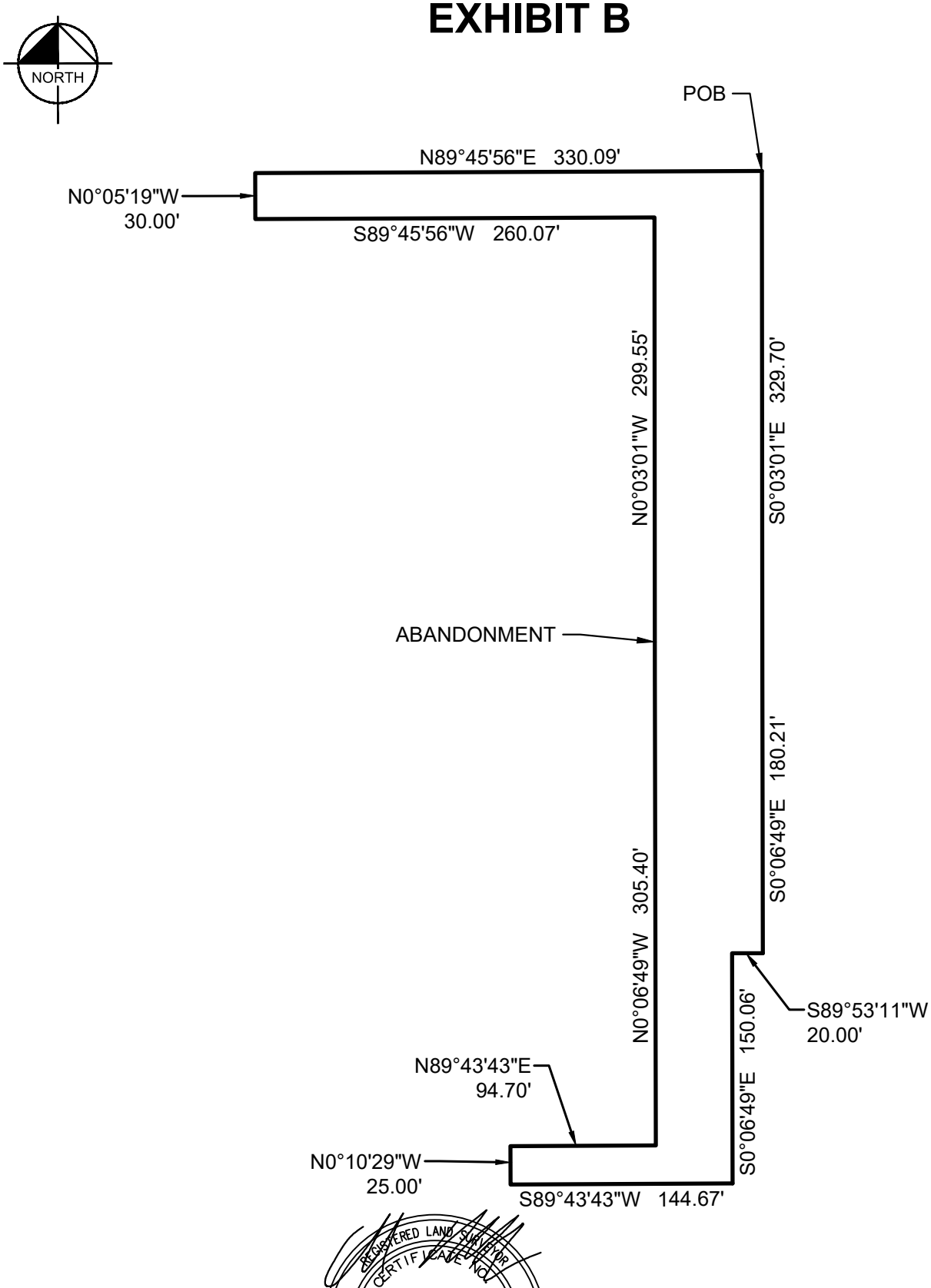
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35316
CHAD
HUBER
03/25/26
Date Signed .....
ARIZONA, U.S.A.

CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	03/25/2026	291298001	3 OF 4

EXHIBIT B

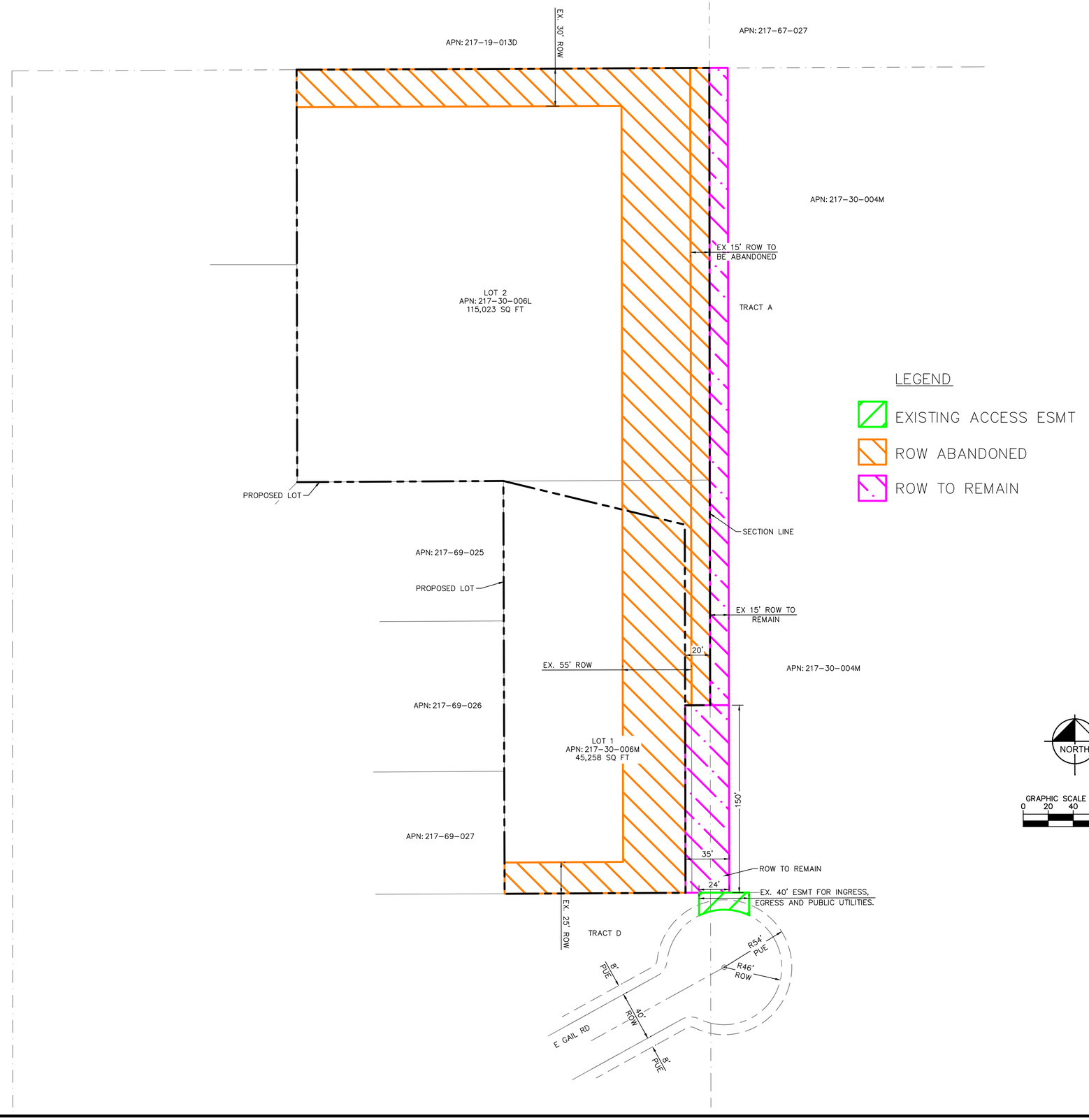


REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35316
CHAD
HUBER
03/25/26
Date Signed .....
ARIZONA, U.S.A.

CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	03/25/2026	291298001	4 OF 4



K:\EAV_Civil\291298001 - 140th Street Carr\CADD\Exhibits\LEGAL EXHIBIT.dwg Mar 25, 2026 Joshua.Rasmussen

THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=40'	DESIGNED BY: SJM
SCALE (V): NONE	DRAWN BY: SJM
	CHECKED BY: ZJH
	DATE: MAR 2026

140TH ST – CARR
PRELIMINARY PLAT
SCOTTSDALE, AZ

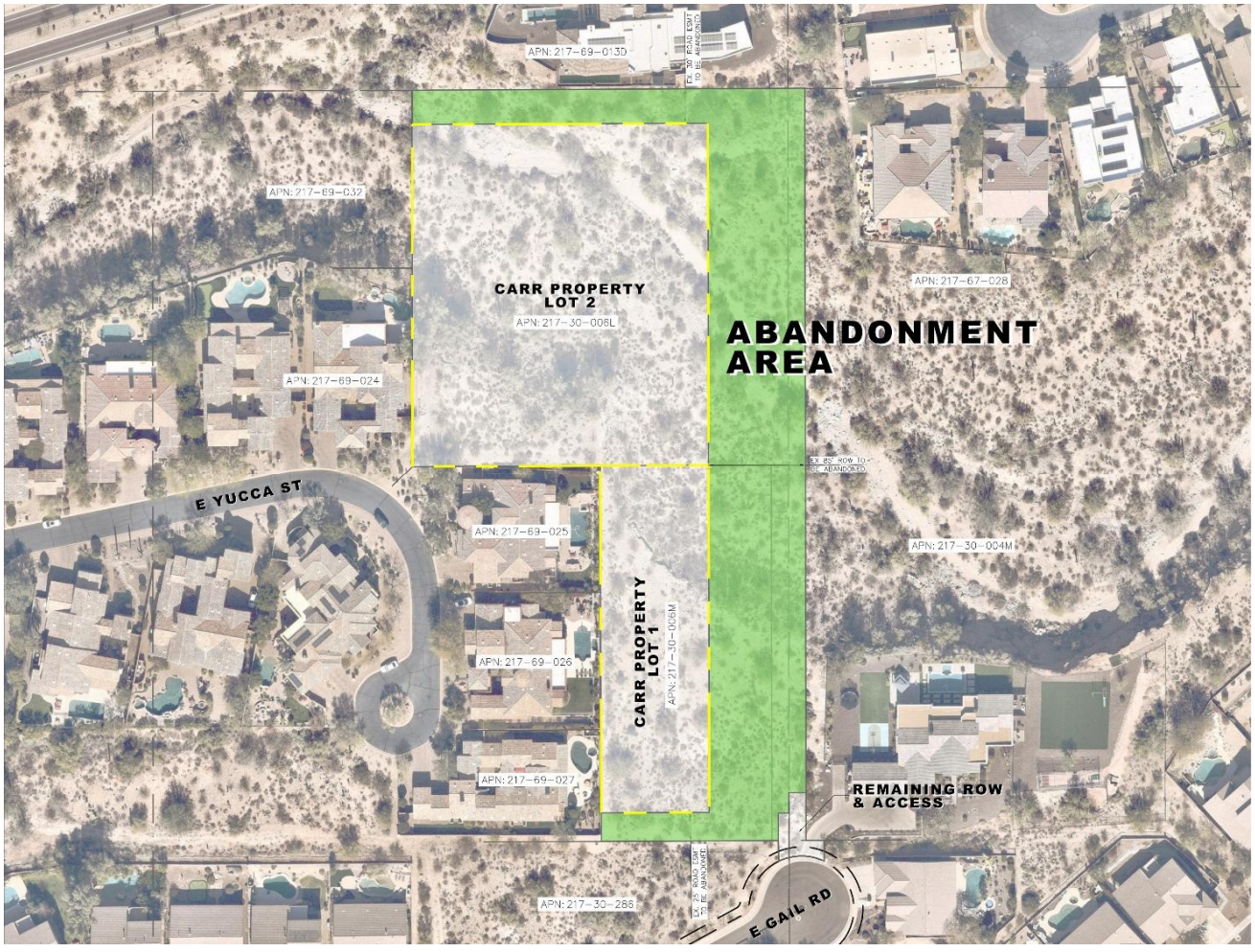
Professional Engineer
CERTIFICATE NO.
63454
ZACHARY J. HILL
Date Signed 03/25/26
ARIZONA, USA
Expires 03/31/28

PROJECT NO.
291298001

DRAWING NAME

01 OF 01

CARR PROPERTIES
Abandonment Application
Project Narrative
Case # 7-AB-2025
March 2026



<u>Prepared by:</u>

Kimley-Horn and Associates
2046 Riverview Auto Drive
Mesa, Arizona 85201
480-207-2666

I. Abandonment Request

Our firm (Kimley-Horn)represents the Carr Living Trust in the development of the Carr Properties which is proposing two large custom single-family residential lots in north-east Scottsdale Arizona (APN's 217-30-006L & 217-30-006M). In conjunction with this abandonment application, development is currently under review for a minor subdivision (MD) application approval (13-MD-2025) for this site.

As part of this process, we are submitting an application to request approval for the abandonment of a 65,330 SF, +/-1.49 Acre 'U' shaped portion of road and right-of-way (ROW) adjacent to the Carr Properties site. This abandonment includes to the north on lot 2, approximately 30' feet of ROW abandonment, to the east on lots 1 & 2, 75' feet of ROW abandonment with 15' of ROW to remain and to the south on lot 1, 25' feet of ROW abandonment with a 40' feet easement to E Gail Road for ingress, egress & public utilities, along the north-south 140th St alignment in Scottsdale (see abandonment exhibit).

Natural Area Open Space (NAOS) in the abandonment area shall preserve the most significant features and vegetation, including rock outcroppings, and significant concentrations of native vegetation in relation to the surrounding development project per Ordinance Section 6.1060.C.3.d. The plan provides 1.58 acres of NAOS (1.44 acres required). The NAOS has been added over the southern bank of the wash on the north end at lot 2. All portions of the wash located within the subject abandonment right-of-way (especially current 100-year levels of inundation) shall be protected by Natural Area Open Space (NAOS) with Drainage & Flood Control Easement (DFCE), added to wash.

The parcels proposed for roadway and right-of-way abandonment are vacant and do not provide access to any surrounding residential parcels. The two large custom single-family home lots will be accessed from the south off E Gail Rd via a remaining 24-foot remaining right-of-way and 40-foot easement.



EXISTING AERIAL CONTEXT



PROPOSED AERIAL 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 subject land area, which provides no access, to be abandoned consists of 65,330 SF / 1.49 acres. The site will be developed for individual residential use and the abandonment fee should be for the amount of $1 per square foot. The applicant concurs with this valuation for the 65,330 SF abandonment area.

Valuation schedule:

FEE SCHEDULE

Type 1 SFR zoning		Type 2 SFR zoning		Non-SFR zoning	
Developed or Vacant SFR Parcel(s) that:		Developed or Vacant SFR Parcel(s) that ARE:		Developed or Vacant Non-SFR Parcel(s) that ARE:	
Cannot be further subdivided as a result of abandonment		(a) Part of a Development Application, and/or (b) result of abandonment will increase density and/or the ability to subdivide the parcel		(a) Proposed to be rezoned and/or part of a Development Application, and/or (b) Will result in increased Density or Floor area Ratio	
Roadway or GLO Easement	Roadway Owned in Fee Simple	Roadway or GLO Easement	Roadway Owned in Fee Simple	Roadway or GLO Easement	Roadway Owned in Fee Simple
No appraisal required	No appraisal required	No appraisal required	*Appraisal required*	No appraisal required	*Appraisal Required*
FY25/26 Flat Fee $1 per SF	FY25/26 Flat Fee $1 per SF	FY25/26 Flat Fee $1 per SF	*Market Value*	FY25/26 Flat Fee $2.50 per SF	*Market Value*

ABANDONMENT VALUATION PROCEDURE

2025/2026

VALUATION PROCEDURE:

For all abandonments of city road right(s)-of-way to a person or entity who owns an interest in the land to be abandoned or has an adjoining property interest, the right-of-way proposed to be abandoned shall be valued using the methodology determined by the Fee Schedule.

Where an Appraisal is required, the Appraiser shall consider the area to be abandoned as vacant land, as if assembled with the adjoining land and as having an equal zoning classification as the property to which it is proposed to be joined. The proposed rezoning classification shall be used for Non-SFR parcels when application for rezoning has been made.

"Road" Defined: All or part of a platted or designated public street, highway, alley, lane, parkway, avenue, road, sidewalk or other public way, whether or not it has been used as such. (ARS 28-7201(4)).

VALUATION METHODOLOGY – FEE SCHEDULE

The value of the total square foot area of right-of-way to be abandoned shall be determined by the Fee Schedule based on the zoning of Applicant's Property and City's ownership interest in the adjacent right- of-way as being Easement, GLO or Fee.

NO APPRAISAL REQUIRED:

Valuation shall be determined using the applicable Flat-Fee rate multiplied by the total square foot of the area to be abandoned.

APPRAISAL REQUIRED:

Applicant must select an appraiser from the Appraiser list provided by the City. All appraisers on the list are State of Arizona Certified General Appraisers and shall follow Uniform Standards of Professional Appraisal Practice (USPAP) guidelines. This list may be modified with additions and deletions by City Real Estate staff, from time to time.
The applicant is responsible for payment of the appraisal fee prior to the City's submission of the appraisal request.
The appraisal shall value the proposed abandoned area as defined by the Valuation Procedure above

APPRAISAL REVIEW:

City shall review the Appraisal for completeness and accuracy. A recommendation of acceptance of the appraised value shall be provided by the Sr. Real Estate Manager or designee (SREM) and the Planning Director or designee (PD).

NOTE: ABANDONMENTS INCLUDING VALUATION OF THE ABANDONMENT AREA ARE SUBJECT TO CITY COUNCIL APPROVAL.

III. Public Outreach / Notification

As part of this abandonment application a 'Citizen & Neighborhood Invlovlement Report' was submitted and a notification letter was sent to interested parties, neighbors and property owners within 750 feet of the site. The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns.

Feed back from the community was received in the form of phone calls, emails and letters and has been recorded in the report. The community responses are being discussed with the city planning and development department to find the best way to address the concerns.

IV. Development Standards – Lot 2 Modifications (Flag Lot)

All residential lots must have frontage on and access to a public or private street within a 40-foot by 40-foot square of right-of-way (SRC Chapter 48-7). To provide access to the developable area on Lot 2, a flag lot condition is necessary, which requires a modified development standard for this lot.

According to Ordinance Section 6.1083(E)(8), the minimum lot width may be reduced by up to 25%. Flag lots with a minimum width of 20 feet are permitted if their design better aligns with the goals of the Environmentally Sensitive Lands Ordinance.

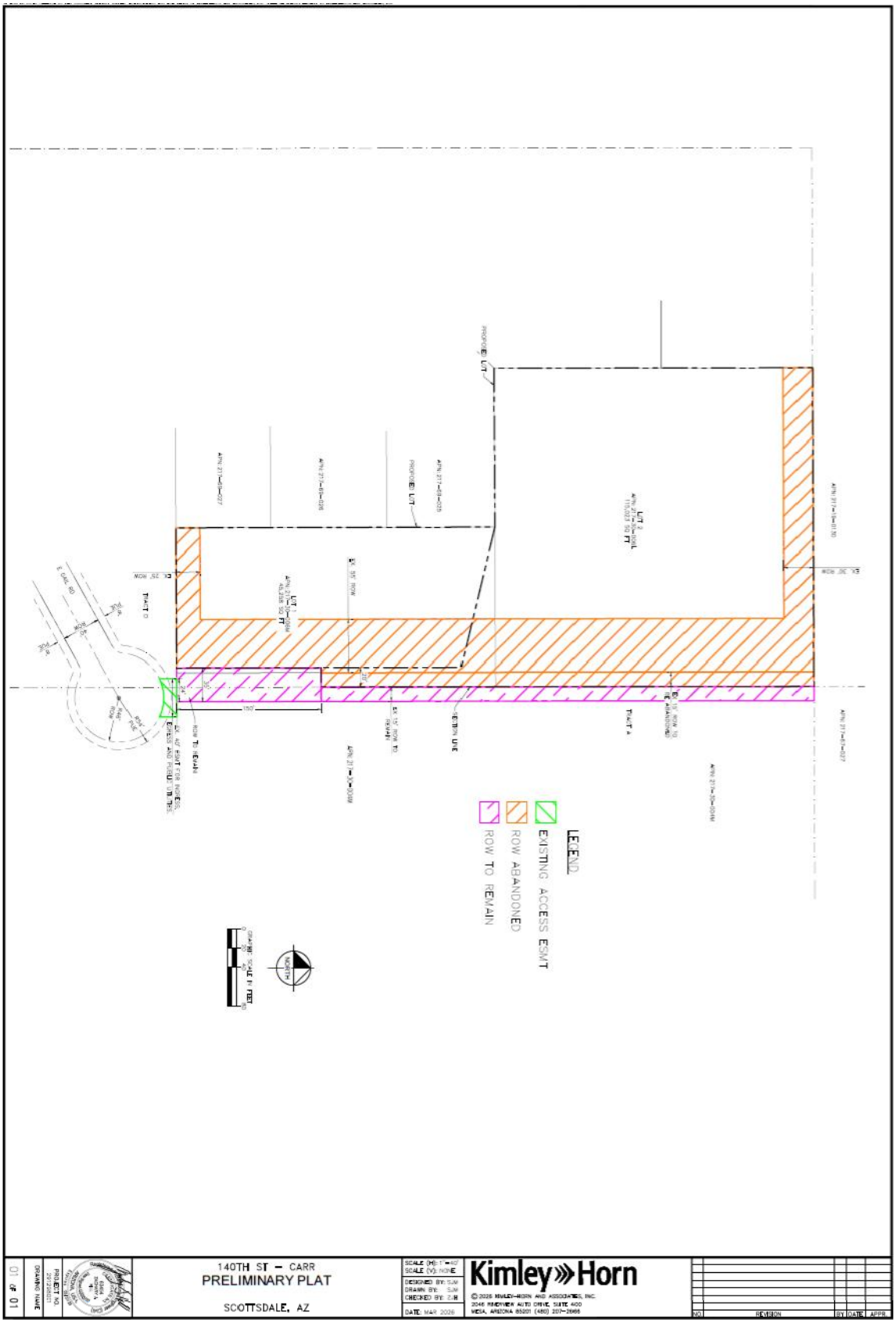
Considering the flag lot condition on Lot 2, the proposed revised development standard requests a minimum lot width of 20 feet to accommodate the driveway/access corridor, ensuring access to the developable envelope of the site.

Proposed Development Standard Comparison

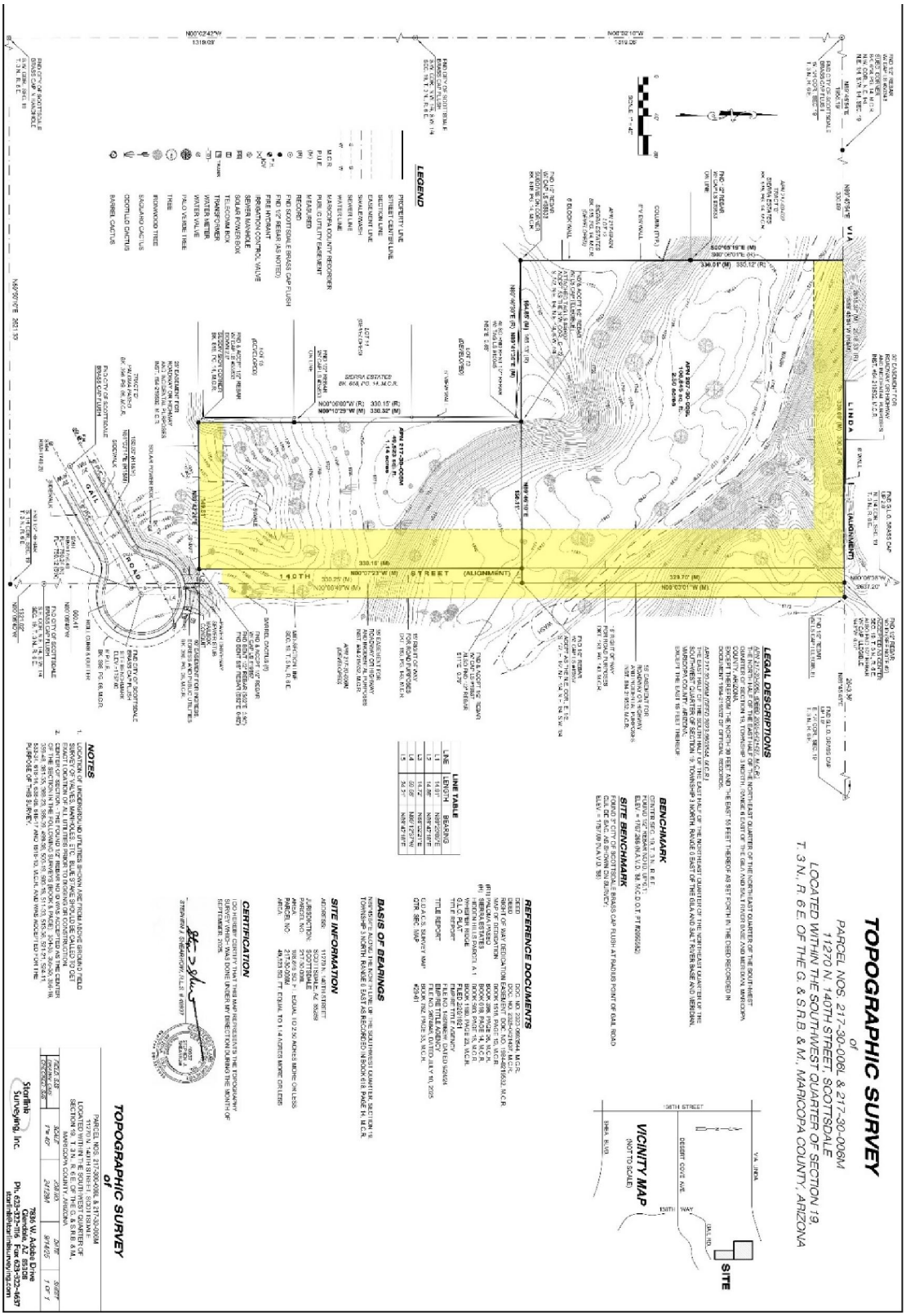
Development Standard	R1-43 Existing Requirements	R1-43 Proposed (Lot 2 / Flag Lot)
Density	1.00 du/ac	1.00 du/ac
Minimum Lot Area	43,000 SF	43,000 SF
Minimum Lot Width	150'	20'
Maximum Height	30'	24' (1 Story)
Front Setback	40'	40'
Side Setback	20'	20'
Rear Setback	35'	35'

kimley-horn.com | 2046 Riverview Auto Drive Suite 400, Mesa, AZ 85201 | 480 207 2666

Abandonment Exhibit (March 2026)



Existing ALTA Context



Legal Description

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 BEARS SOUTH 00°03'01" EAST, A DISTANCE OF 329.70 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 00°03'01" EAST A DISTANCE OF 329.70 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00°06'49" EAST, A DISTANCE OF 180.21 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°53'11" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°06'49" EAST, A DISTANCE OF 150.06 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 144.67 FEET;

THENCE NORTH 00°10'29" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°43'43" EAST, A DISTANCE OF 94.70 FEET;

THENCE NORTH 00°06'49" WEST, A DISTANCE OF 305.40 FEET;

THENCE NORTH 00°03'01" WEST, A DISTANCE OF 299.55 FEET;

THENCE SOUTH 89°45'56" WEST, A DISTANCE OF 260.07 FEET;

CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	1 OF 4

EXHIBIT A
LEGAL DESCRIPTION

THENCE NORTH 00°05'19" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°45'56" EAST, A DISTANCE OF 330.09 FEET TO THE POINT OF BEGINNING.

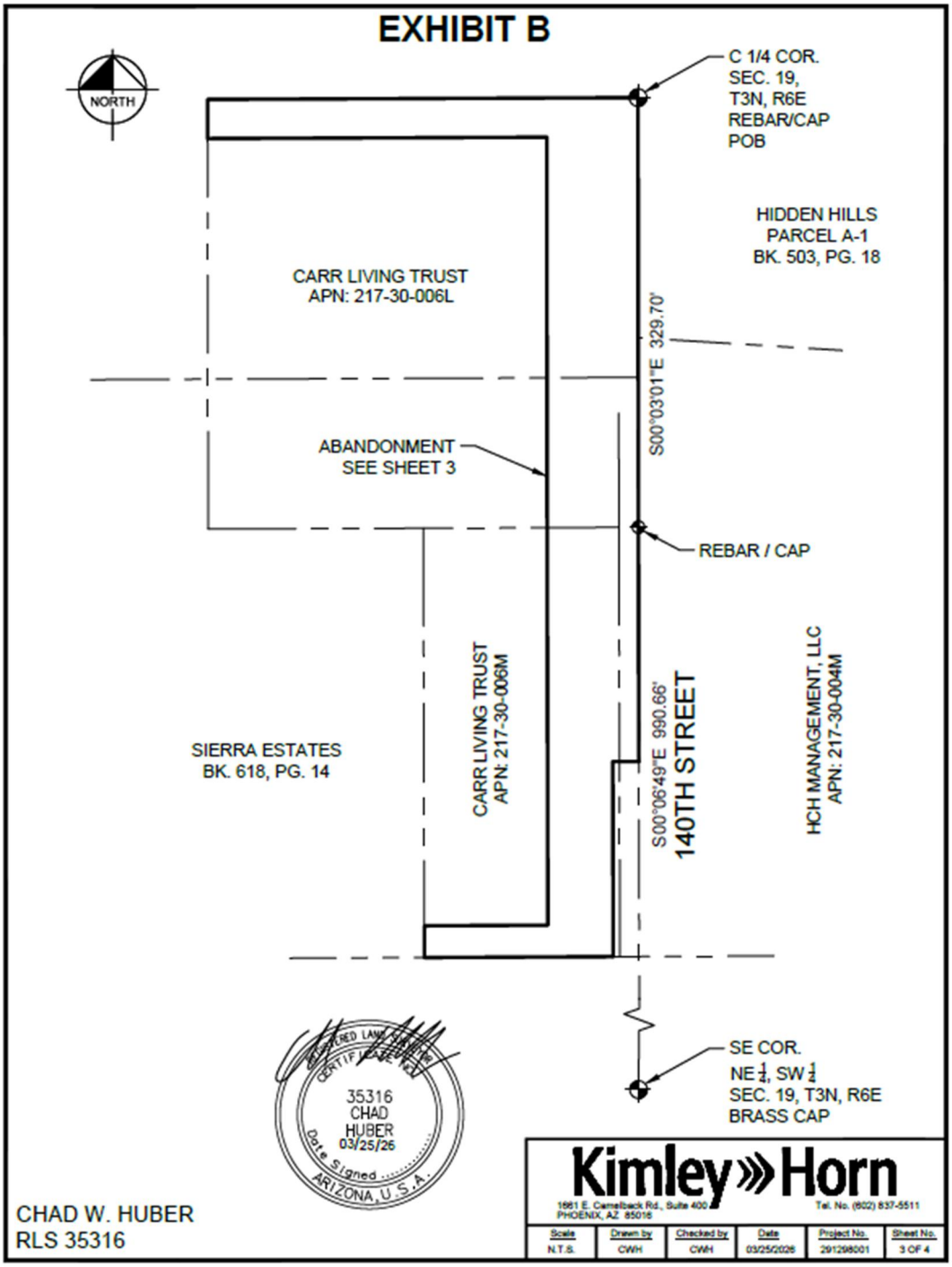
CONTAINING 53,364 SQ.FT. MORE OR LESS.

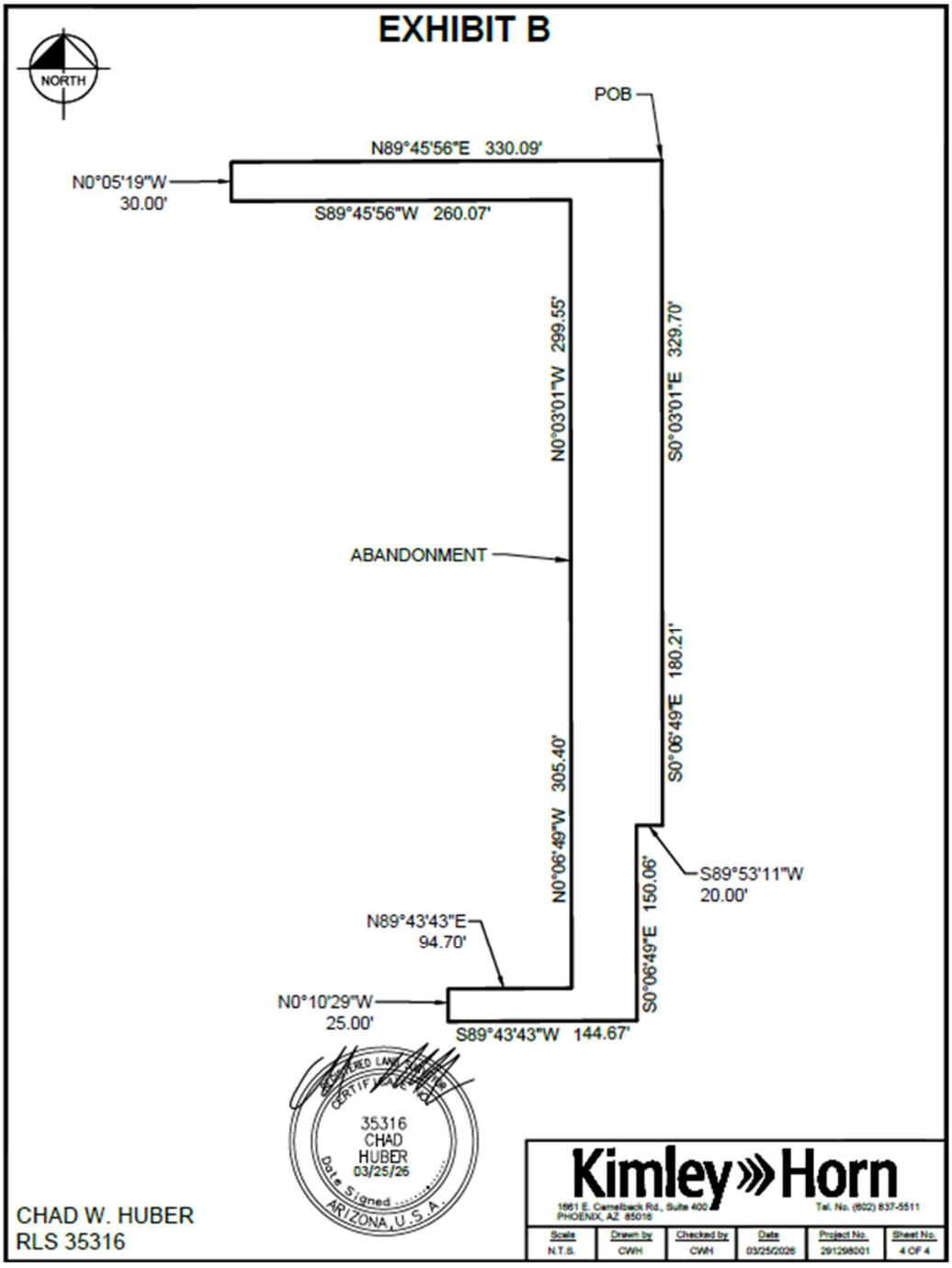


CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	2 OF 4


EXHIBIT B
NORTH
C 1/4 COR.
SEC. 19,
T3N, R6E
REBAR/CAP
POB
HIDDEN HILLS
PARCEL A-1
BK. 503, PG. 18
CARR LIVING TRUST
APN: 217-30-006L
S00°03'01"E 329.70'
ABANDONMENT
SEE SHEET 3
REBAR / CAP
CARR LIVING TRUST
APN: 217-30-006M
S00°06'49"E 990.66'
140TH STREET
HCH MANAGEMENT, LLC
APN: 217-30-004M
SIERRA ESTATES
BK. 618, PG. 14
35316
CHAD
HUBER
03/25/26
Date Signed
ARIZONA, U.S.A.
SE COR.
NE 1/4, SW 1/4
SEC. 19, T3N, R6E
BRASS CAP
CHAD W. HUBER
RLS 35316
Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511
Scale N.T.S.
Drawn by CWH
Checked by CWH
Date 03/25/2026
Project No. 291298001
Sheet No. 3 OF 4


EXHIBIT B
NORTH
POB
N89°45'56"E 330.09'
N0°05'19"W
30.00'
S89°45'56"W 260.07'
N0°03'01"W 299.55'
S0°03'01"E 329.70'
ABANDONMENT
S0°06'49"E 180.21'
N0°06'49"W 305.40'
S89°53'11"W
20.00'
N89°43'43"E
94.70'
S0°06'49"E 150.06'
N0°10'29"W
25.00'
S89°43'43"W 144.67'
35316
CHAD
HUBER
03/25/26
Date Signed
ARIZONA, U.S.A.
CHAD W. HUBER
RLS 35316
Kimley»Horn
1561 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511
Scale
N.T.S.
Drawn by
CWH
Checked by
CWH
Date
03/25/2026
Project No.
291296001
Sheet No.
4 OF 4

ABANDONMENT VALUATION PROCEDURE

2025/2026

VALUATION PROCEDURE:

For all abandonments of city road right(s)-of-way to a person or entity who owns an interest in the land to be abandoned or has an adjoining property interest, the right-of-way proposed to be abandoned shall be valued using the methodology determined by the Fee Schedule.

Where an Appraisal is required, the Appraiser shall consider the area to be abandoned as vacant land, as if assembled with the adjoining land and as having an equal zoning classification as the property to which it is proposed to be joined. The proposed rezoning classification shall be used for Non-SFR parcels when application for rezoning has been made.

"Road" Defined: All or part of a platted or designated public street, highway, alley, lane, parkway, avenue, road, sidewalk or other public way, whether or not it has been used as such. (ARS 28-7201(4)).

VALUATION METHODOLOGY – FEE SCHEDULE

The value of the total square foot area of right-of-way to be abandoned shall be determined by the Fee Schedule based on the zoning of Applicant's Property and City's ownership interest in the adjacent right- of-way as being Easement, GLO or Fee.

NO APPRAISAL REQUIRED:

Valuation shall be determined using the applicable Flat-Fee rate multiplied by the total square foot of the area to be abandoned.

APPRAISAL REQUIRED:

Applicant must select an appraiser from the Appraiser list provided by the City. All appraisers on the list are State of Arizona Certified General Appraisers and shall follow Uniform Standards of Professional Appraisal Practice (USPAP) guidelines. This list may be modified with additions and deletions by City Real Estate staff, from time to time.

The applicant.is responsible for payment of the appraisal fee prior to the City's submission of the appraisal request.

The appraisal shall value the proposed abandoned area as defined by the Valuation Procedure above

APPRAISAL REVIEW:

City shall review the Appraisal for completeness and accuracy. A recommendation of acceptance of the appraised value shall be provided by the Sr. Real Estate Manager or designee (SREM) and the Planning Director or designee (PD).

NOTE: ABANDONMENTS INCLUDING VALUATION OF THE ABANDONMENT AREA ARE SUBJECT TO CITY COUNCIL APPROVAL.

FEE SCHEDULE PROVIDED ON FOLLOWING PAGE

FEE SCHEDULE

Type 1 SFR zoning		Type 2 SFR zoning		Non-SFR zoning	
Developed or Vacant SFR Parcel(s) that:		**Developed or Vacant SFR Parcel(s) that ARE:**		**Developed or Vacant Non-SFR Parcel(s) that ARE:**	
Cannot be further subdivided as a result of abandonment		**(a) Part of a Development Application, and/or (b) result of abandonment will increase density and/or the ability to subdivide the parcel**		**(a) Proposed to be rezoned and/or part of a Development Application, and/or (b) Will result in increased Density or Floor area Ratio**	
Roadway or GLO Easement	**Roadway Owned in Fee Simple**	**Roadway or GLO Easement**	**Roadway Owned in Fee Simple**	**Roadway or GLO Easement**	**Roadway Owned in Fee Simple**
No appraisal required	**No appraisal required**	**No appraisal required**	***Appraisal required***	**No appraisal required**	***Appraisal Required***
FY25/26 Flat Fee $1 per SF	**FY25/26 Flat Fee $1 per SF**	**FY25/26 Flat Fee $1 per SF**	***Market Value***	**FY25/26 Flat Fee $2.50 per SF**	***Market Value***

PRELIMINARY PLAT
AND
PRELIMINARY GRADING AND DRAINAGE
FOR
140TH STREET CARR

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ENGINEER

KIMLEY-HORN & ASSOCIATES
2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201
TELEPHONE: (480) 207-2666
CONTACT: ZACH HILL, P.E.

SURVEYOR

STARLINK SURVEYING, INC.
7836 W ADOBE DRIVE
GLENDALE, ARIZONA 85308
TELEPHONE: (623) 322-1116
CONTACT: STEPHEN SHEARROW

OWNER/DEVELOPER

CARR LIVING TRUST
8776 E. SHEA BLVD. SUITE #477
SCOTTSDALE, AZ 85260
TELEPHONE: (480) 522-4469
CONTACT: GABRIELLE CARR

BENCHMARK

CENTER SEC.19, T. 3N., R. 6 E.
FOUND ½" REBAR NO ID, UP 0.1';

ELEVATION=1767.288 (N.A.V.D. '88 M.C.D.O.T. PT#2656582)

UTILITIES

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

BASIS OF BEARING

N89°45'54"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST AS RECORDED IN BOOK 618, PAGE 14, M.C.R.

LEGAL DESCRIPTION

APN 217-30-006L (DEED 2025-0421437, M.C.R.)
THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THEREFORM THE NORTH 30 FEET AND THE EAST 55 FEET THEREOF AS SET FORTH IN THE DEED RECORDED IN DOCUMENT 1984-219532 OF OFFICIAL RECORDS.

APN 217-30-006M (DEED 2023-0603544, M.C.R.) THE EAST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 15 FEET THEREOF.

ZONING

R1-43 ESL

BUILDING SETBACKS

FRONT: 40'
SIDE: 20'
REAR: 35'

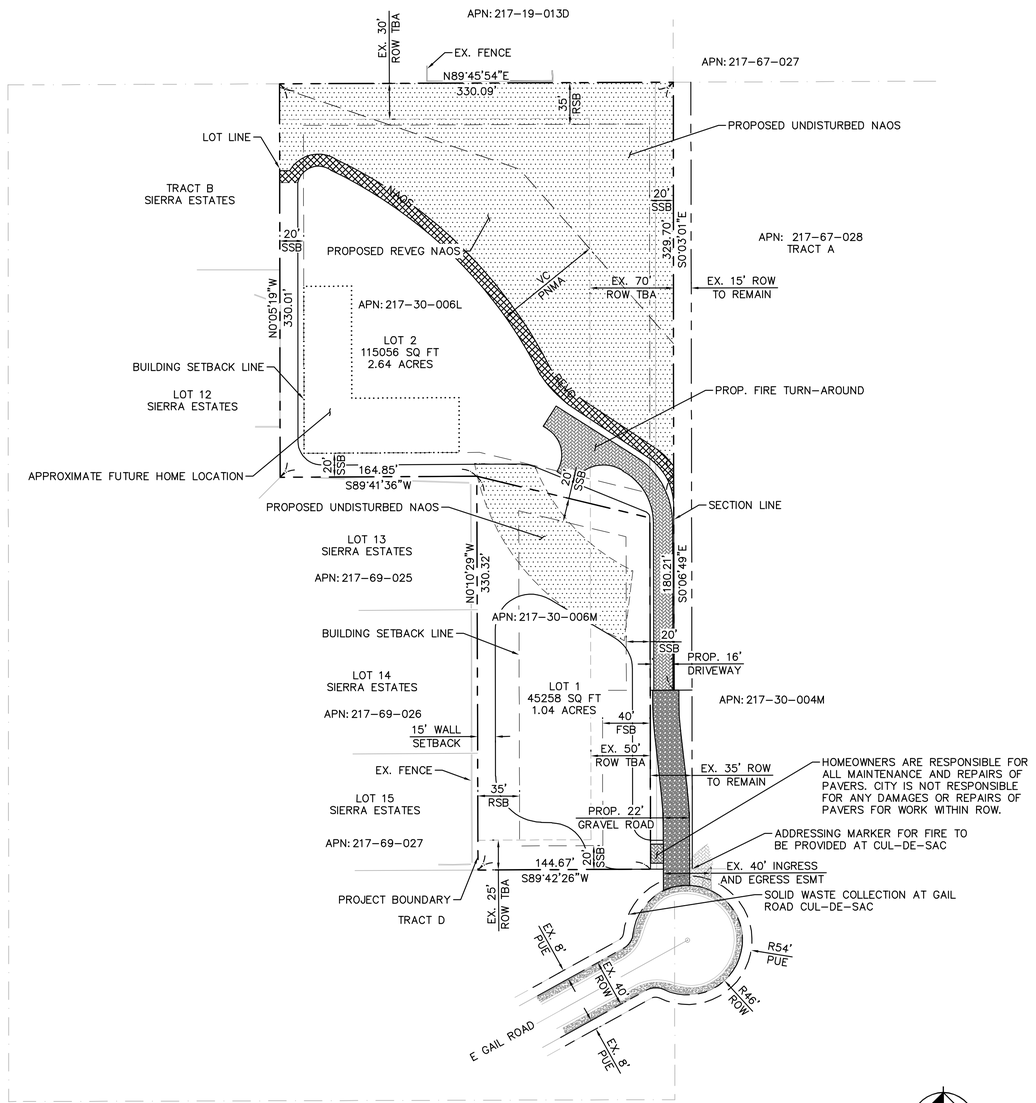
SITE DATA

GROSS AREA	2.67 AC±
NET AREA	2.46 AC±
TOTAL NUMBER OF LOTS	02
AVERAGE LOT AREA	1.33 AC±
MINIMUM LOT AREA	43,000 S.F.
DENSITY	0.75 DU/AC

LOT AREA TABLE			
LOT NO.	AREA (SQ FT)	AREA (ACRES)	ZONING
1	45258	1.04	R1-43 ESL
2	115056	2.64	R1-43 ESL

SOLID WASTE NOTE:
FINAL PLAT RESTRICTION TO BE PLACE ON BOTH LOTS, REQUIRING SOLID WASTE RECEPTACLE TO BE BROUGHT TO THE BACK OF CURB ON CUL-DE-SAC OF GALE ROAD.

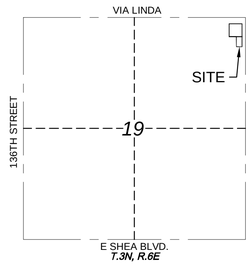
NOTE:
THE CONSTRUCTION OF PUBLIC IMPROVEMENTS AND ACCEPTANCE BY CITY, IS A CONDITION OF FINAL PLAT RECORDATION.



PRELIMINARY PLAT

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



VICINITY MAP
N.T.S

LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
S	PROPOSED SEWER LINE
S	EXISTING SEWER LINE
FM	PROPOSED FORCEMAIN
	PROPOSED STORM DRAIN
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	BUILDING SETBACK
	DRAINAGE SWALE
	RETAINING WALL
	100-YEAR INUNDATION LIMITS
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
PNMAE	PUBLIC NON-MOTORIZED ACCESS EASEMENT
ROW	RIGHT-OF-WAY
B/C	BACK OF CURB
TYP.	TYPICAL
HE	HIGHWAY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
EX	EXISTING
℄	CENTERLINE
PL	PROPERTY LINE
HOA	HOMEOWNERS ASSOCIATION
WSFE	WATER AND SEWER FACILITIES EASEMENT
RSB	REAR YARD SETBACK
SSB	SIDE YARD SETBACK
FSB	FRONT YARD SETBACK
CFS	CUBIC FEET PER SECOND
TBA	TO BE ABANDONED
SVT	SIGHT VISIBILITY TRIANGLE
DSRE	DESERT SCENIC ROADWAY EASEMENT
TBA	TO BE ABANDONED
VNAE	VEHICULAR NON-ACCESS EASEMENT
PVAE	PEDESTRIAN AND VEHICULAR ACCESS EASEMENT
VC	VISTA CORRIDOR EASEMENT
PNMA	PUBLIC NON MOTORIZED ACCESS EASEMENT
80.2 P	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
FL	FLOW LINE
EG	EXISTING GRADE
2.00%	SLOPE AT FINISHED GRADE
10	PROPOSED LOT NUMBERS
(17)	LAST LOT IDENTIFIER
A / 07	CROSS SECTION ID
	APPROX. LIMITS OF 100 YEAR INUNDATION
	PAD CONSTRUCTION ENVELOPE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: SJM
DRAWN BY: SJM
CHECKED BY: ZJH
DATE: APR 2026

140TH ST – CARR
PRELIMINARY PLAT
COVERSHEET AND PRELIMINARY PLAT
SCOTTSDALE, AZ

Professional Engineer (Civil)
CERTIFICATE NO.
63454
ZACHARY J. HILL
Date Signed 04/01/2026
ARIZONA, U.S.A.
Expires 03/31/28

PROJECT NO.
291298001

DRAWING NAME
CV

01 OF 04

K:\EAV_Civil\291298001 - 140th Street Carr\CADD\PrePlat\CV.dwg Apr 10, 2026 zach.hill
THE CONTENTS OF THIS PLAN SET, INCLUDING ALL DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

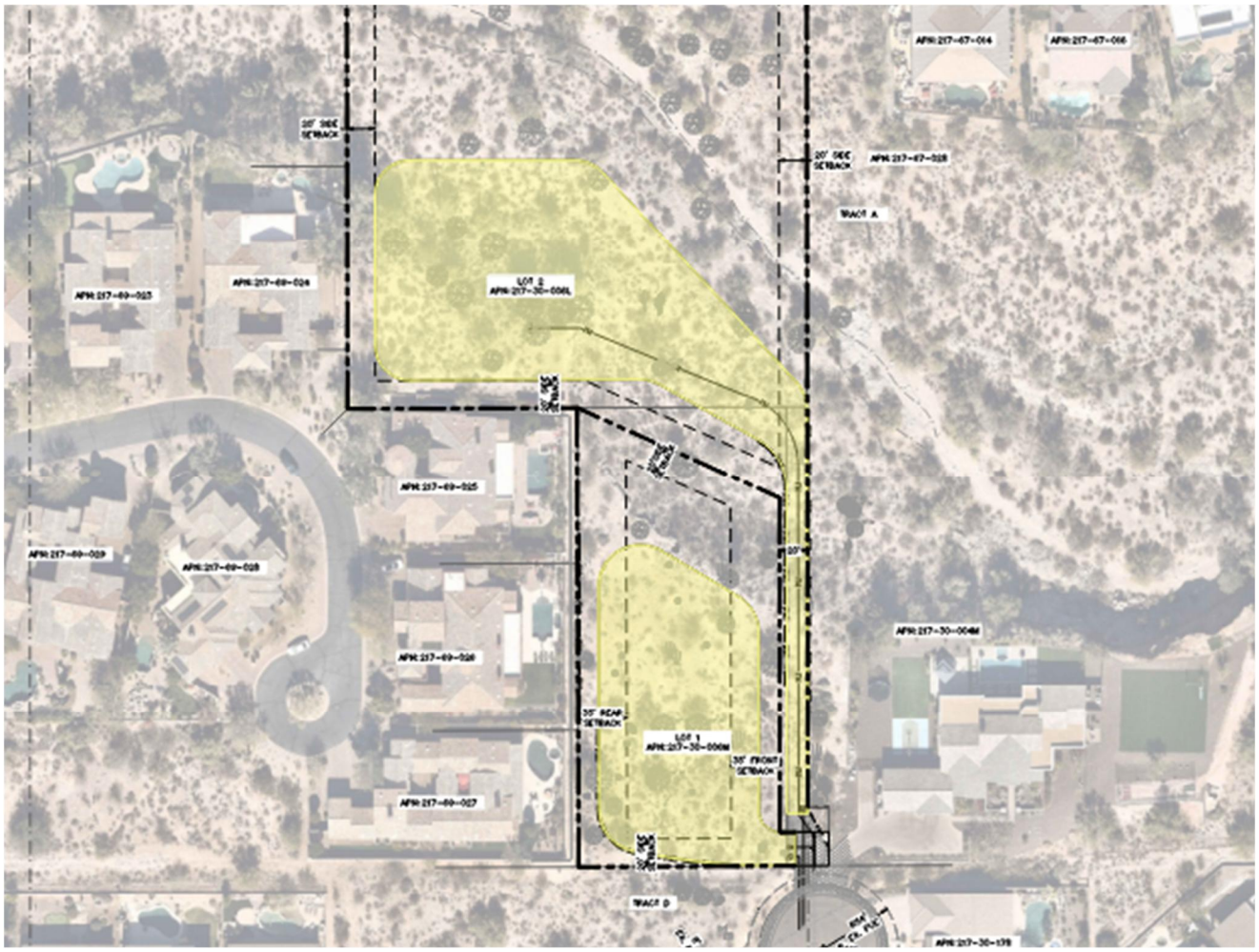
CARR PROPERTIES

Minor Subdivision Application

Project Narrative

Case# 13-MD-2025

March 2026



Prepared by:

Kimley-Horn and Associates
2046 Riverview Auto Drive
Mesa, Arizona 85201
480-207-2666

I. Purpose of Minor Subdivision Application

Our firm represents the Carr Living Trust in the development of the Carr Properties which is proposing two large custom single-family residential lots in north-east Scottsdale Arizona (APN's 217-30-006L & 217-30-006M). In conjunction with this minor subdivision application, development is currently under review for an abandonment (AB) application approval (7-AB-2025) for this site.

As part of this process, we are submitting an application to request a minor subdivision for the development of a 160,314 SF, +/-3.68 Acre flag-shaped portion of vacant land to break up into two lots. Lot 1 consists of approximately 45,258 SF, while Lot 2 consists of approximately 115,056 SF.

EXISTING AERIAL CONTEXT



II. Response to Development Review Board Criteria

The proposed two-lot subdivision is consistent with the Development Review Board criteria. The design guidelines follow the City of Scottdale Design Standards and Policies Manual as and

MAG Supplements. The subdivision maintains a minimum of 1.44 acres of NAOS while creating two (2) large custom home lots consistent with surrounding development.

Each lot has access to E. Gail Road via a 24-foot right-of-way and 40-foot easement. No access to adjacent properties is removed or altered. The layout of the subdivision ensures compliance with fire access requirements and acommodates standard utility extensions for water and wastewater.

The subdivision preserves natural drainage patterns. No downstream impacts are created. Overall, the subdivision supports public health, safety, and welfare while being consistent with Scottsdale's land use plan.

III. Development Standards – Lot 2 Modifications (Flag Lot)

All residential lots must have frontage on and access to a public or private street within a 40-foot by 40-foot square of right-of-way (SRC Chapter 48-7). To provide access to the developable area on Lot 2, a flag lot condition is necessary, which requires a modified development standard for this lot.

According to Ordinance Section 6.1083(E)(8), the minimum lot width may be reduced by up to 25%. Flag lots with a minimum width of 20 feet are permitted if their design better aligns with the goals of the Environmentally Sensitive Lands Ordinance.

Considering the flag lot condition on Lot 2, the proposed revised development standard requests a minimum lot width of 20 feet to accommodate the driveway/access corridor, ensuring access to the developable envelope of the site.

Proposed Development Standard Comparison

Development Standard	R1-43 Existing Requirements	R1-43 Proposed (Lot 2 / Flag Lot)
Density	1.00 du/ac	1.00 du/ac
Minimum Lot Area	43,000 SF	43,000 SF
Minimum Lot Width	150'	20'
Maximum Height	30'	24' (1 Story)
Front Setback	40'	40'
Side Setback	20'	20'
Rear Setback	35'	35'

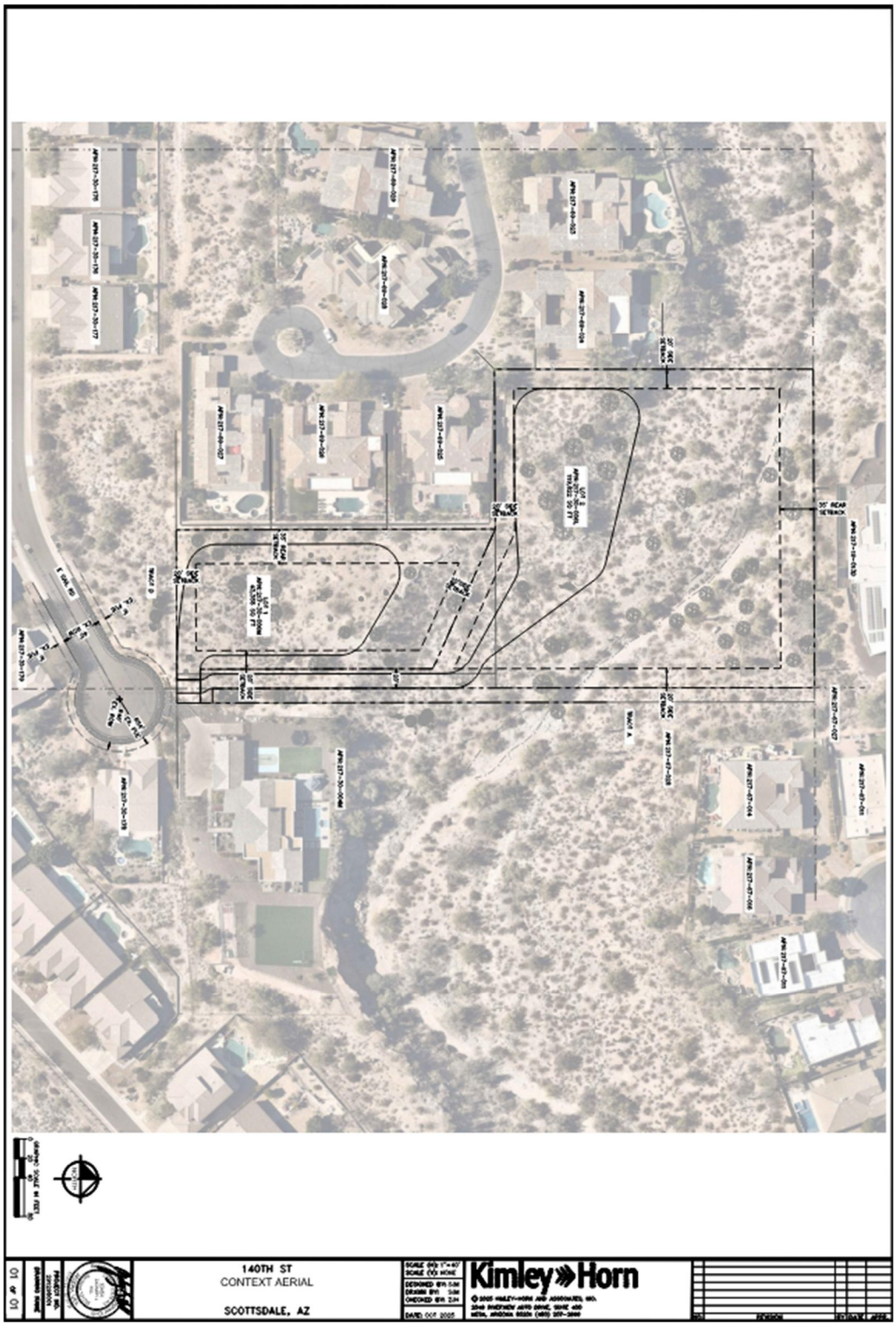
IV. NAOS

Natural Area Open Space (NAOS) in the abandonment area shall preserve the most significant features and vegetation, including rock outcroppings, and significant concentrations of native vegetation in relation to the surrounding development project per Ordinance Section 6.1060.C.3.d. The plan provides 1.58 acres of NAOS (1.44 acres required). The NAOS has been added over the southern bank of the wash on the north end at lot 2. All portions of the wash located within the subject abandonment right-of-way (especially current 100-year levels of inundation) shall be protected by Natural Area Open Space (NAOS) with Drainage & Flood Control Easement (DFCE), added to wash.

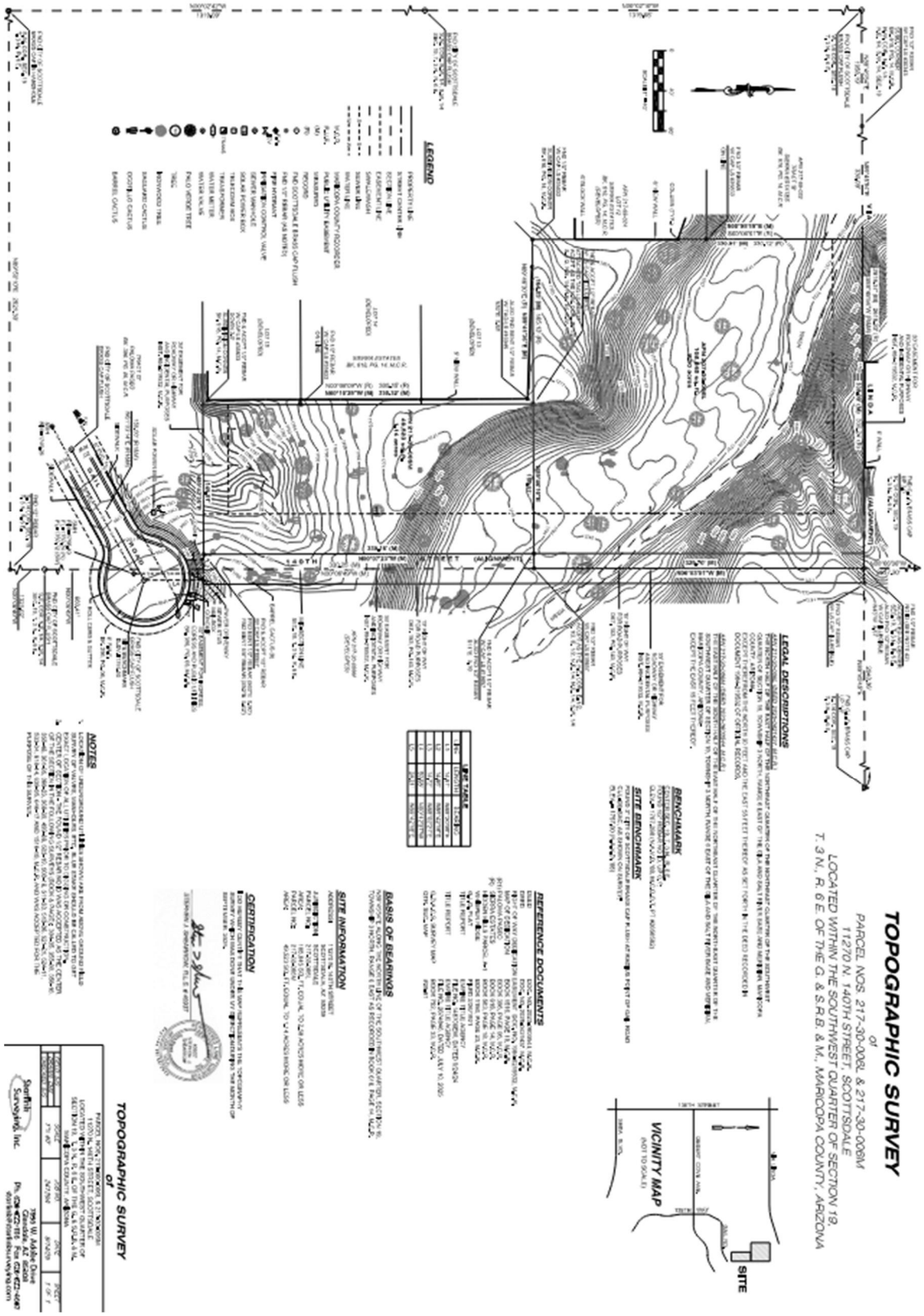
(The remainder of this page is left intentionally blank)

kimley-horn.com | 2046 Riverview Auto Drive Suite 400, Mesa, AZ 85201 | 480 207 2666

Aerial Exhibit



Existing ALTA Context



Legal Description

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 BEARS SOUTH 00°03'01" EAST, A DISTANCE OF 329.70 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 00°03'01" EAST A DISTANCE OF 329.70 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00°06'49" EAST, A DISTANCE OF 180.21 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°53'11" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°06'49" EAST, A DISTANCE OF 150.06 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 144.67 FEET;

THENCE NORTH 00°10'29" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°43'43" EAST, A DISTANCE OF 94.70 FEET;

THENCE NORTH 00°06'49" WEST, A DISTANCE OF 305.40 FEET;

THENCE NORTH 00°03'01" WEST, A DISTANCE OF 299.55 FEET;

THENCE SOUTH 89°45'56" WEST, A DISTANCE OF 260.07 FEET;

CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	1 OF 4

EXHIBIT A
LEGAL DESCRIPTION

THENCE NORTH 00°05'19" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°45'56" EAST, A DISTANCE OF 330.09 FEET TO THE POINT OF BEGINNING.

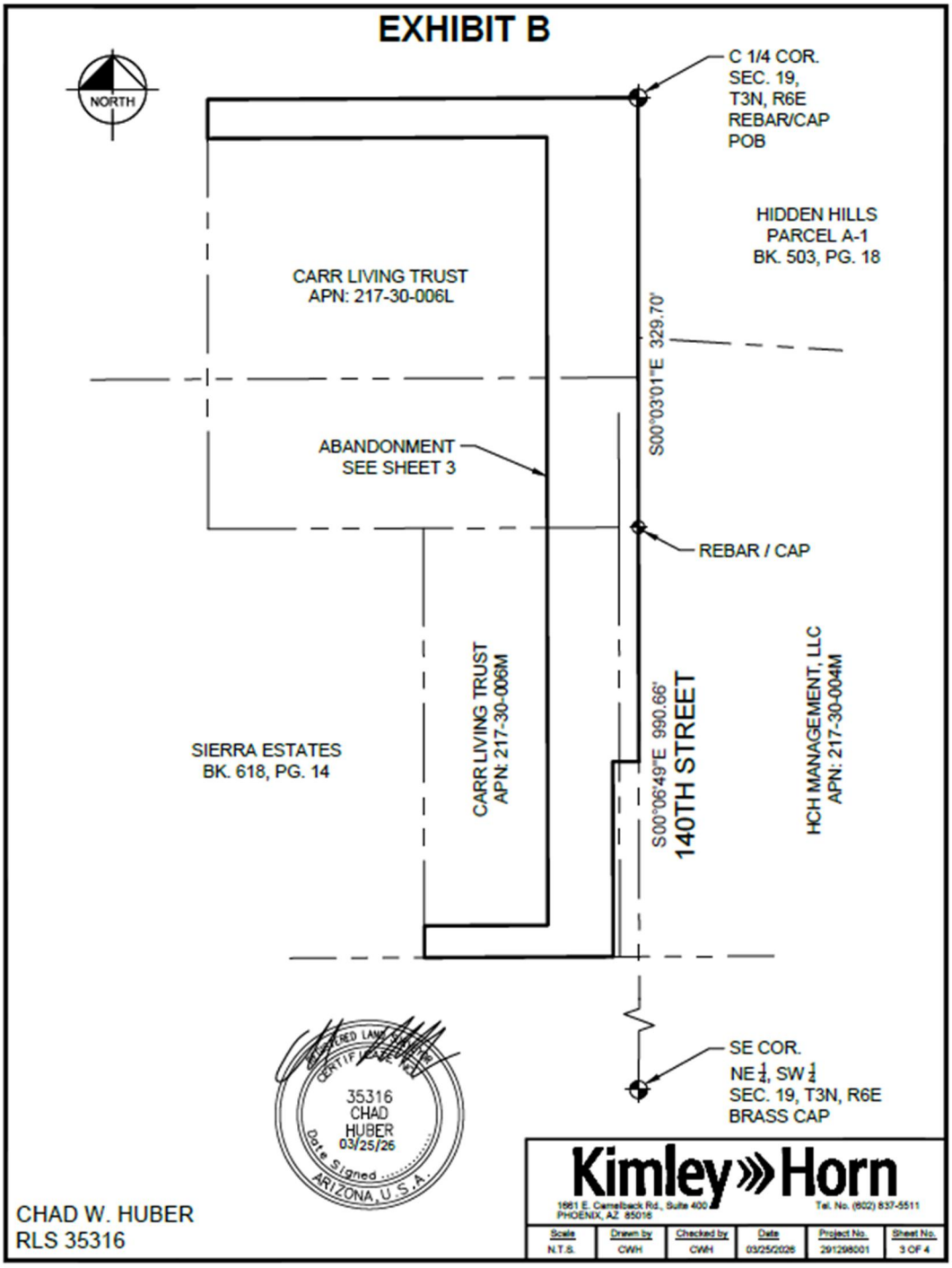
CONTAINING 53,364 SQ.FT. MORE OR LESS.

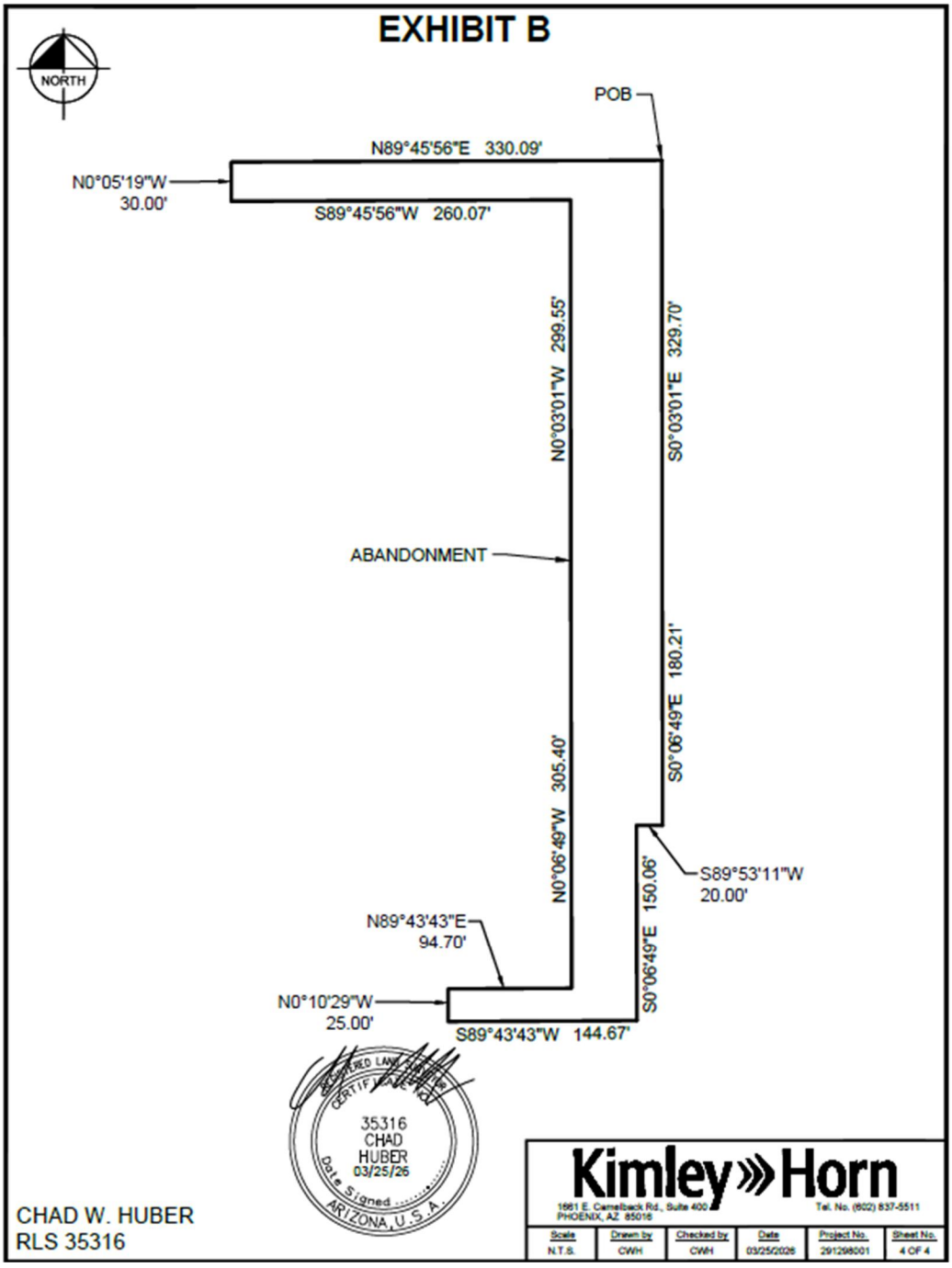


CHAD W. HUBER
RLS 35316

Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/25/2026	291298001	2 OF 4


EXHIBIT B
NORTH
C 1/4 COR.
SEC. 19,
T3N, R6E
REBAR/CAP
POB
HIDDEN HILLS
PARCEL A-1
BK. 503, PG. 18
CARR LIVING TRUST
APN: 217-30-006L
S00°03'01"E 329.70'
ABANDONMENT
SEE SHEET 3
REBAR / CAP
SIERRA ESTATES
BK. 618, PG. 14
CARR LIVING TRUST
APN: 217-30-006M
S00°06'49"E 990.66'
140TH STREET
HCH MANAGEMENT, LLC
APN: 217-30-004M
SE COR.
NE 1/4, SW 1/4
SEC. 19, T3N, R6E
BRASS CAP
35316
CHAD
HUBER
03/25/26
Date Signed
ARIZONA, U.S.A.
CHAD W. HUBER
RLS 35316
Kimley»Horn
1661 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511
Scale N.T.S.
Drawn by CWH
Checked by CWH
Date 03/25/2026
Project No. 291298001
Sheet No. 3 OF 4


EXHIBIT B
NORTH
POB
N89°45'56"E 330.09'
N0°05'19"W
30.00'
S89°45'56"W 260.07'
N0°03'01"W 299.55'
S0°03'01"E 329.70'
ABANDONMENT
S0°06'49"E 180.21'
N0°06'49"W 305.40'
S89°53'11"W
20.00'
N89°43'43"E
94.70'
S0°06'49"E 150.06'
N0°10'29"W
25.00'
S89°43'43"W 144.67'
35316
CHAD
HUBER
03/25/26
Date Signed
ARIZONA, U.S.A.
CHAD W. HUBER
RLS 35316
Kimley»Horn
1561 E. Camelback Rd., Suite 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511
Scale
N.T.S.
Drawn by
CWH
Checked by
CWH
Date
03/25/2026
Project No.
291298001
Sheet No.
4 OF 4

Murillo, Jesus

From: Emily Cooper <Emily.Cooper@chdblaw.com>
Sent: Wednesday, June 3, 2026 6:03 PM
To: Murillo, Jesus
Cc: Tessa Knueppel; Vanessa Tokosch
Subject: City of Scottsdale - Parcels 217-30-006L and 217-30-006M Abandonment Application | PALOMA.0001

⚠ **External Email: Please use caution if opening links or attachments!**

Mr. Murillo,

Thank you for hosting today's question and answer session. It was a valuable opportunity for Scottsdale residents to engage directly with city officials regarding the abandonment process, and I appreciated the chance to hear both positive and constructive feedback.

I have received some of the documents shared during the session. Could you please also forward any documents related to the applications for parcels 217-30-006L and 217-30-006M at your earliest convenience?

Thank you, and I hope you have a pleasant evening.

Emily Cooper, Esq.
Direct:(480) 427-2874
Emily.Cooper@chdblaw.com

CHDB Law LLP
www.chdblaw.com
480.427.2800
Phoenix | Prescott | Tucson

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. YOU MAY OPT OUT OF RECEIVING FURTHER EMAIL COMMUNICATIONS FROM CHDB LAW AT THIS EMAIL ADDRESS BY REPLYING WITH AN EMAIL MESSAGE THAT HAS THE WORD 'STOP' IN THE SUBJECT LINE.

You can text CHDB Law LLP at 480.427.2800 for information regarding our services. By texting CHDB Law LLP at 480.427.2800, you agree to receive SMS text messages from CHDB Law LLP. Reply STOP to opt-out; Reply HELP for support; Message & data rates may apply; Messaging frequency may vary. Visit https://www.chdblaw.com/privacy-policy/ to see our privacy policy and https://www.chdblaw.com/privacy-policy/ for our Terms of Service.

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, June 3, 2026 12:51 PM
To: Art Sobczak
Subject: RE: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

Hello Art,

The city does not record conversations that we have with residents. Looking forward to the meeting.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, June 3, 2026 10:54 AM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Subject: Re: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thanks for the detailed response, and for including the staff comments... those were especially helpful.

We are looking forward to a productive call this afternoon.

Will you be recording the Zoom direclty through the platform on your end and providing us a link to the recording? That will make it easier than us needing to record natively on our end.

Talk soon,

Art

On Mon, Jun 1, 2026 at 5:47 PM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,
>
> Thank you for your patience as staff completed the second review of the above-mentioned application and achieved a better understanding of what the final request would ultimately look like. I think it is important to first identify three of the possible processes that are available for the development of the two subject parcels (i.e. abandonment, minor subdivision, and single-family final plans and permit applications). Technically, the

owner of the two parcels could submit final plan permitting for the development of the two parcels (with a single-family home request) without any other requests. Staff would review the single-family development applications for compliance with all appropriate regulations. The reviews would be conducted in the same manner as the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you probably know, the house was completed in 2022/2023.

The owner of these two parcels has opted to apply for an abandonment application to request the City Council to abandon excess right-of-way located along N. 140th Street, E. Gary/Shangri La Road alignment, and the "old Via Linda" alignment. This request, if approved, would also require a minor land division to assemble the abandoned right-of-way to the two subject parcels. As you well know, the abandonment application is case 7-AB-2025, and the minor subdivision application is case 13-MD-2025. The abandonment application will be required to be reviewed and decided upon by the City Council before the minor subdivision can be finally reviewed and approved, as the City Council's vote regarding the abandonment request can modify the design of the minor subdivision. The outcome of both of these case applications can affect the design and location of the improvements that are proposed with the building permit (final plans review). As stated before, the abandonment application must be reviewed by the Planning Commission and City Council. Both the minor subdivision and single-family final plan reviews are administrative and do not have a public meeting associated with them.

In turn, each of these three application processes (i.e. abandonment, minor subdivision, and single-family final plans and building permit applications) require different submittal materials and analysis. This is important to mention as some of the items/materials you demand in your letter are not required to be submitted by any resident/developer until such time that the resident/developer is requesting a building permit. The level of information and required reports gets more detailed through each step of the development process. Staff requires information and analysis that is tailored to that particular application request.

I am looking forward to meeting with your team in a couple of days) June 3, at 4:00 p.m.), prior to the abandonment case going before a public hearing. As you have seen, I have included other residents that I have heard from during this process. Below you will find staff's response to the comments and demands you made in the letter and email. I will provide a similar "title" to the response paragraphs below that should match the "titles" to the concern sections in your letter. You will also find that staff has provided responses to your "supplemental technical comments" further below my signature.

Introduction Page

Any comments that are provided to staff (emails, letters, etc.), will provided to the Planning Commission and City Council in staff's reports. I encourage your team to provided comments to staff in writing, as staff does

not feel that our interpretation of those comments received via phone call/in-person meeting/online meetings will do your team justice. Staff will also be sure to provide the dates and times of the hearings so that all residents may attend and provide their comments.

Currently, there are two existing parcels (parcel number 217-30-006L and parcel number 217-30-006M), and the abandonment application request will not increase the density - the density will remain the same (two parcels). Development of lands located within the Environmentally Sensitive Lands Overlay areas typically require a balance of cuts and fills to establish a building envelope, and some site require more cuts and fills than others. The ESL Ordinance requires a wash modification application to provide information on how a development is impacting a waterway over 50 cfs. Again, the reviews for these two parcels would be conducted in the same manner as the existing homes and communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates).

1. Violation of the Arizona Constitution "Gift Clause" (Art. 9, Sec. 7)

Staff's consideration evaluation is in conformance with State Statutes.

2. Cumulative Hydraulic Impact & Demand for HEC-RAS Modeling

There are different requirements for the abandonment application as there are for a minor subdivision application and for single-family home final plans and permitting. The applicant provided a grading and drainage plan with the proposed abandonment application and the drainage report memo with the minor subdivision application. The applicant will be required to submit the drainage materials for the minor land division application. The minor subdivision application will not receive approval (potentially with stipulations) until such time that the applicant has met the drainage requirements for the preliminary plat process. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development will not adversely impact the surrounding properties. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

3. Mathematical Non-Compliance with NAOS (Section 6.1060)

The ordinance requires the site, including the proposed abandonment areas, to provide 1.44 acres of Natural Area Open Space (NAOS) and the project proposes to provide 1.58 acres of NAOS. The applicant has not requested any type of NAOS waivers or credits. The ordinance allows a percentage of NAOS to be disturbed and credited as revegetated NAOS. The ordinance allows for revegetated NAOS to be included in the NAOS requirement calculation. The ordinance applies to all properties located within the ESL Overlay area. The majority of projects located within the ESL Overlay area include revegetated NAOS as credit to meeting the NAOS requirement. This includes your property/community. You will see from Graphic "B" below, that the entire NAOS area surrounding your parcel, and more specifically between your parcel (identified in red) and

the neighboring parcel to the south, was disturbed and calculated as revegetated NAOS to meet the NAOS requirement for your community.

4. Sewer Infrastructure and Environmental Risk

There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. The city's Water Resources Department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment application. The Water Resources Department has additional comments to be addressed by the applicant prior to resubmittal of the minor subdivision application. The Water Resources Department will perform a more detail review with the submittal of the single-family plans for each parcel.

5. Geotechnical Integrity and Foundation Standards

There are different requirements for the minor subdivision application process as there are for the application to construct a single-family home. A geotechnical report at this stage is unnecessary, as no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

6. Fire Department Access and Safety Review

The fire department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment and minor subdivision application. The Fire Department will perform a more detail review with the submittal of the single-family plans for each parcel.

7. Scenic Corridor and "Lowest Natural Grade" height Compliance

Your team may contact the applicant and request the installation of physical story poles (staking and netting) to demonstrate roofline and massing impacts. This demand would impose a requirement not identified by the zoning ordinance and not required for other similar applications. The ordinance allows for 24 feet above the current natural grade.

With the single-family construction permit application staff will review for maximum height allowance. The ordinance requires a single-family home application to provide a roof plan over topography for review. Staff will perform all reviews as per the ordinance requirements (including Section 6.1070).

8. Light Trespass (Section 7.600), Plant Salvage, and Neighborhood Impact

There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. With the single-family construction permit application staff will review for site lighting trespass. Staff will review the proposals meet ordinance requirements.

With the single-family construction permit application the applicant will be required to submit a native plant inventory and salvage plan as per the ordinance requirements.

9. Demand for Neighborhood Information Meeting (NIM)

Staff has sent all parties that have provided interest in the proposed applications a meeting request for June 3, 2026, at 4:00 p.m. as per the suggested times and dates provided by residents.

10. Construction Access, Haul Route, and Construction Management

More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you probably know, the house was completed in 2022/2023. Staff received some comments in regards to the construction staging of this site that will help staff direct the development in a better manner.

Again, I look forw3ard to our meeting.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>
Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)
- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

This proposal is not for any development, it is just an abandonment and preliminary plat. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development **will not adversely impact the surrounding properties**. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details
2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency

3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations
4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

A geotechnical report at this stage is unnecessary, as no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)
2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions
5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

There can be no pre-v-post analysis currently as there are no developments proposed, so no post-development conditions can be analyzed, modeled, and presented. The effective hydrology is freely available on the Flood Control District's website, and the City's requirements for erosion control and scour protection are freely available in the City of Scottsdale DS&PM. As previously mentioned, no adverse impact to adjacent properties will be permitted.

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

The wash is designated as a 404 wash, therefore any development that will impact the wash will need to apply for a 404 permit from the Army Corps of Engineers. The City will not issue any permits without receiving documentation that the project complies with Section 404 of the Clean Water Act. As there is no development proposed, no impact to the wash can be determined.

3) Request for Review Record Inclusion

Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a "general concern," but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

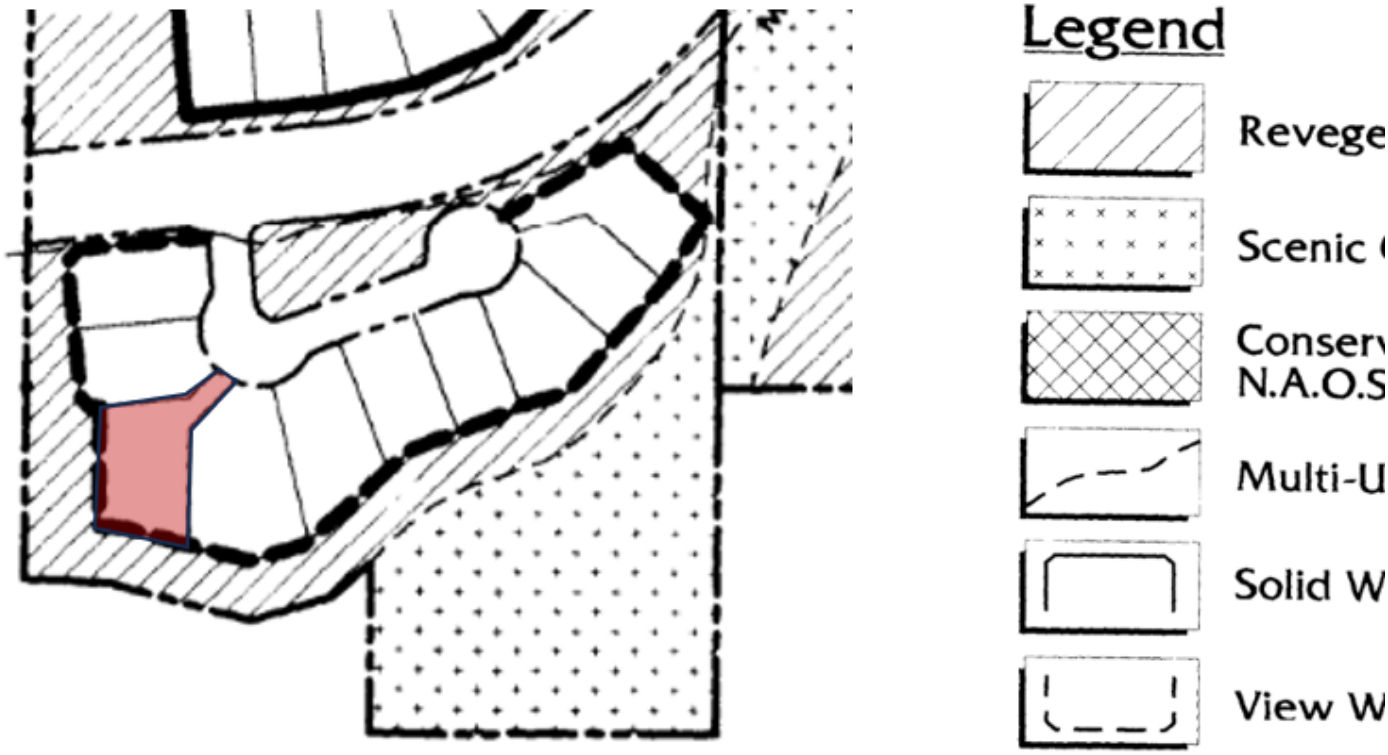
We appreciate the City's careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval.

The above-mentioned elements (i.e. **wash disturbance, fill/grade impacts, slope performance, and drainage alteration**), including a variety of other elements (i.e. native plants, setbacks, vehicular/pedestrian access, water and wastewater infrastructure, etc.), were reviewed for compliance for the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). Staff will perform the same review for the two remaining parcels within this area. More recently, staff preformed all required reviews for the single-family residential request for the parcel located immediately to the east of the proposed abandonment area (Graphic "A").

GRAPHIC "A"


217-30-006L
12
(13944)
11
(13932)
13
(13956)
10
(13955)
17
(13941)
14
(13968)
217-30-006M
(11270)
15
(13980)
NaN
66.2
3.33 acres
140
81.8
217-30-004M
(11285)
417
316

GRAPHIC “B”



Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

.

Respectfully,
Art Sobczak

Murillo, Jesus

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, June 3, 2026 10:54 AM
To: Murillo, Jesus
Subject: Re: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thanks for the detailed response, and for including the staff comments… those were especially helpful.

We are looking forward to a productive call this afternoon.

Will you be recording the Zoom direclty through the platform on your end and providing us a link to the recording? That will make it easier than us needing to record natively on our end.

Talk soon,

Art

On Mon, Jun 1, 2026 at 5:47 PM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,
>
> Thank you for your patience as staff completed the second review of the above-mentioned application and achieved a better understanding of what the final request would ultimately look like. I think it is important to first identify three of the possible processes that are available for the development of the two subject parcels (i.e. abandonment, minor subdivision, and single-family final plans and permit applications). Technically, the owner of the two parcels could submit final plan permitting for the development of the two parcels (with a single-family home request) without any other requests. Staff would review the single-family development applications for compliance with all appropriate regulations. The reviews would be conducted in the same manner as the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you probably know, the house was completed in 2022/2023.
>
> The owner of these two parcels has opted to apply for an abandonment application to request the City Council to abandon excess right-of-way located along N. 140th Street, E. Gary/Shangri La Road alignment, and the “old Via Linda” alignment. This request, if approved, would also require a minor land division to assemble

the abandoned right-of-way to the two subject parcels. As you well know, the abandonment application is case 7-AB-2025, and the minor subdivision application is case 13-MD-2025. The abandonment application will be required to be reviewed and decided upon by the City Council before the minor subdivision can be finally reviewed and approved, as the City Council's vote regarding the abandonment request can modify the design of the minor subdivision. The outcome of both of these case applications can affect the design and location of the improvements that are proposed with the building permit (final plans review). As stated before, the abandonment application must be reviewed by the Planning Commission and City Council. Both the minor subdivision and single-family final plan reviews are administrative and do not have a public meeting associated with them.

In turn, each of these three application processes (i.e. abandonment, minor subdivision, and single-family final plans and building permit applications) require different submittal materials and analysis. This is important to mention as some of the items/materials you demand in your letter are not required to be submitted by any resident/developer until such time that the resident/developer is requesting a building permit. The level of information and required reports gets more detailed through each step of the development process. Staff requires information and analysis that is tailored to that particular application request.

I am looking forward to meeting with your team in a couple of days) June 3, at 4:00 p.m.), prior to the abandonment case going before a public hearing. As you have seen, I have included other residents that I have heard from during this process. Below you will find staff's response to the comments and demands you made in the letter and email. I will provide a similar "title" to the response paragraphs below that should match the "titles" to the concern sections in your letter. You will also find that staff has provided responses to your "supplemental technical comments" further below my signature.

Introduction Page

Any comments that are provided to staff (emails, letters, etc.), will provided to the Planning Commission and City Council in staff's reports. I encourage your team to provided comments to staff in writing, as staff does not feel that our interpretation of those comments received via phone call/in-person meeting/online meetings will do your team justice. Staff will also be sure to provide the dates and times of the hearings so that all residents may attend and provide their comments.

Currently, there are two existing parcels (parcel number 217-30-006L and parcel number 217-30-006M), and the abandonment application request will not increase the density - the density will remain the same (two parcels). Development of lands located within the Environmentally Sensitive Lands Overlay areas typically require a balance of cuts and fills to establish a building envelope, and some site require more cuts and fills than others. The ESL Ordinance requires a wash modification application to provide information on how a development is impacting a waterway over 50 cfs. Again, the reviews for these two parcels would be

conducted in the same manner as the existing homes and communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates).

1. Violation of the Arizona Constitution "Gift Clause" (Art. 9, Sec. 7)

Staff's consideration evaluation is in conformance with State Statutes.

2. Cumulative Hydraulic Impact & Demand for HEC-RAS Modeling

There are different requirements for the abandonment application as there are for a minor subdivision application and for single-family home final plans and permitting. The applicant provided a grading and drainage plan with the proposed abandonment application and the drainage report memo with the minor subdivision application. The applicant will be required to submit the drainage materials for the minor land division application. The minor subdivision application will not receive approval (potentially with stipulations) until such time that the applicant has met the drainage requirements for the preliminary plat process. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development will not adversely impact the surrounding properties. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

3. Mathematical Non-Compliance with NAOS (Section 6.1060)

The ordinance requires the site, including the proposed abandonment areas, to provide 1.44 acres of Natural Area Open Space (NAOS) and the project proposes to provide 1.58 acres of NAOS. The applicant has not requested any type of NAOS waivers or credits. The ordinance allows a percentage of NAOS to be disturbed and credited as revegetated NAOS. The ordinance allows for revegetated NAOS to be included in the NAOS requirement calculation. The ordinance applies to all properties located within the ESL Overlay area. The majority of projects located within the ESL Overlay area include revegetated NAOS as credit to meeting the NAOS requirement. This includes your property/community. You will see from Graphic "B" below, that the entire NAOS area surrounding your parcel, and more specifically between your parcel (identified in red) and the neighboring parcel to the south, was disturbed and calculated as revegetated NAOS to meet the NAOS requirement for your community.

4. Sewer Infrastructure and Environmental Risk

There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. The city's Water Resources Department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment application. The Water Resources Department has additional comments to be addressed by the applicant prior to resubmittal of the minor subdivision application. The

Water Resources Department will perform a more detail review with the submittal of the single-family plans for each parcel.

5. Geotechnical Integrity and Foundation Standards

There are different requirements for the minor subdivision application process as there are for the application to construct a single-family home. A geotechnical report at this stage is unnecessary, as no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

6. Fire Department Access and Safety Review

The fire department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment and minor subdivision application. The Fire Department will perform a more detail review with the submittal of the single-family plans for each parcel.

7. Scenic Corridor and "Lowest Natural Grade" height Compliance

Your team may contact the applicant and request the installation of physical story poles (staking and netting) to demonstrate roofline and massing impacts. This demand would impose a requirement not identified by the zoning ordinance and not required for other similar applications. The ordinance allows for 24 feet above the current natural grade.

With the single-family construction permit application staff will review for maximum height allowance. The ordinance requires a single-family home application to provide a roof plan over topography for review. Staff will perform all reviews as per the ordinance requirements (including Section 6.1070).

8. Light Trespass (Section 7.600), Plant Salvage, and Neighborhood Impact

There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. With the single-family construction permit application staff will review for site lighting trespass. Staff will review the proposals meet ordinance requirements.

With the single-family construction permit application the applicant will be required to submit a native plant inventory and salvage plan as per the ordinance requirements.

9. Demand for Neighborhood Information Meeting (NIM)

Staff has sent all parties that have provided interest in the proposed applications a meeting request for June 3, 2026, at 4:00 p.m. as per the suggested times and dates provided by residents.

10. Construction Access, Haul Route, and Construction Management

More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you probably know, the house was completed in 2022/2023. Staff received some comments in regards to the construction staging of this site that will help staff direct the development in a better manner.

Again, I look forw3ard to our meeting.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>
Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)
- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

This proposal is not for any development, it is just an abandonment and preliminary plat. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development **will not adversely impact the surrounding properties**. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details
2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency
3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations
4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

A geotechnical report at this stage is unnecessary, as no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)
2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions
5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

There can be no pre-v-post analysis currently as there are no developments proposed, so no post-development conditions can be analyzed, modeled, and presented. The effective hydrology is freely available on the Flood Control District's website, and the City's requirements for erosion control and scour protection are freely available in the City of Scottsdale DS&PM. As previously mentioned, no adverse impact to adjacent properties will be permitted.

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

The wash is designated as a 404 wash, therefore any development that will impact the wash will need to apply for a 404 permit from the Army Corps of Engineers. The City will not issue any permits without receiving documentation that the project complies with Section 404 of the Clean Water Act. As there is no development proposed, no impact to the wash can be determined.

3) Request for Review Record Inclusion

Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a "general concern," but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

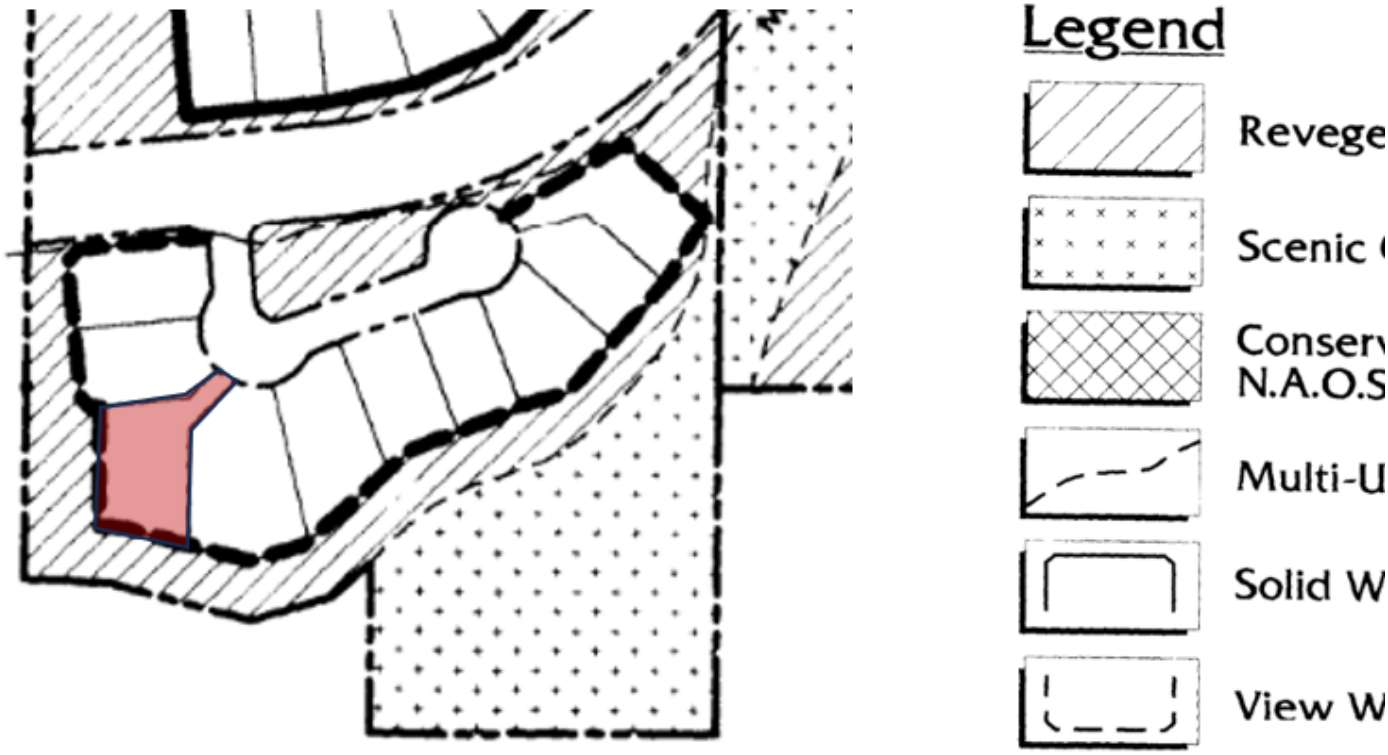
We appreciate the City's careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval.

The above-mentioned elements (i.e. **wash disturbance, fill/grade impacts, slope performance, and drainage alteration**), including a variety of other elements (i.e. native plants, setbacks, vehicular/pedestrian access, water and wastewater infrastructure, etc.), were reviewed for compliance for the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). Staff will perform the same review for the two remaining parcels within this area. More recently, staff preformed all required reviews for the single-family residential request for the parcel located immediately to the east of the proposed abandonment area (Graphic "A").

GRAPHIC "A"



GRAPHIC "B"



Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

.

Respectfully,
Art Sobczak

Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, June 2, 2026 1:10 PM
To: 'john prieve'
Subject: RE: Support for Carr Project

Hello John,

Staff appreciates your comments. They will be provided in staff's report to the Planning Commission and City Council. I will keep you updated as those sates are confirmed.

Sincerely,

Jesús

From: john prieve <jmprieve@yahoo.com>
Sent: Tuesday, June 2, 2026 10:39 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Subject: Support for Carr Project

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Jesus,

I am writing as a retired ME with 45 years experience in Project Engineering and a Paloma Paseo homeowner to express my support for the Carr project and the abandonment request.

After reviewing the available materials, I see no technical basis to object to the proposed abandonment or the planned development of the two lots. The project appears to be moving through the normal review process, and I am confident that the City of Scottsdale and Kimley-Horn will design and develop the properties appropriately.

In my view, the concerns raised by some neighboring homeowners do not outweigh the fact that this is a reasonable residential project that should be allowed to proceed.

Thank you for your work on this case.

Sincerely,

John Prieve
14026 E Becker LN
Scottsdale, AZ 85259
On Tuesday, June 2, 2026 at 09:01:27 AM MST, Murillo, Jesus <jmurillo@scottsdaleaz.gov> wrote:

Hello John.

FYI

From: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Sent: Monday, June 1, 2026 5:48 PM
To: Art Sobczak <arts@businessbyphone.com>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>; John Spina <johnwspina@gmail.com>; John Seeberger <jmseeberger@me.com>; pattymelt@cox.net; kwollaver@gmail.com; groverodphd@gmail.com; Nancy Koch <nknitter66@gmail.com>; Paul <knitterpaul@gmail.com>; rjudd1397@cox.net; craig expertinsights.net <craig@expertinsights.net>
Subject: RE: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)
Importance: High

Hello Mr. Sobczak,

Thank you for your patience as staff completed the second review of the above-mentioned application and achieved a better understanding of what the final request would ultimately look like. I think it is important to first identify three of the possible processes that are available for the development of the two subject parcels (i.e. abandonment, minor subdivision, and single-family final plans and permit applications). Technically, the owner of the two parcels could submit final plan permitting for the development of the two parcels (with a single-family home request) without any other requests. Staff would review the single-family development applications for compliance with all appropriate regulations. The reviews would be conducted in the same manner as the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you probably know, the house was completed in 2022/2023.

The owner of these two parcels has opted to apply for an abandonment application to request the City Council to abandon excess right-of-way located along N. 140th Street, E. Gary/Shangri La Road alignment, and the “old Via Linda” alignment. This request, if approved, would also require a minor land division to assemble the abandoned right-of-way to the two subject parcels. As you well know, the abandonment application is case 7-AB-2025, and the minor subdivision application is case 13-MD-2025. The abandonment application will be required to be reviewed and decided upon by the City Council before the minor subdivision can be finally reviewed and approved, as the City Council’s vote regarding the abandonment request can modify the design of the minor subdivision. The outcome of both of these case applications can affect the design and location of the improvements that are proposed with the building permit (final plans review). As stated before, the abandonment application must be reviewed by the Planning Commission and City Council. Both the minor subdivision and single-family final plan reviews are administrative and do not have a public meeting associated with them.

In turn, each of these three application processes (i.e. abandonment, minor subdivision, and single-family final plans and building permit applications) require different submittal materials and analysis. This is important to mention as some of the items/materials you demand in your letter are not required to be submitted by any resident/developer until such time that the resident/developer is requesting a building permit. The level of information and required reports gets more detailed through each step of the development process. Staff requires information and analysis that is tailored to that particular application request.

I am looking forward to meeting with your team in a couple of days) June 3, at 4:00 p.m.), prior to the abandonment case going before a public hearing. As you have seen, I have included other residents that I have heard from during this process. Below you will find staff's response to the comments and demands you made in the letter and email. I will provide a similar "title" to the response paragraphs below that should match the "titles" to the concern sections in your letter. You will also find that staff has provided responses to your "supplemental technical comments" further below my signature.

Introduction Page
Any comments that are provided to staff (emails, letters, etc.), will provided to the Planning Commission and City Council in staff's reports. I encourage your team to provided comments to staff in writing, as staff does not feel that our interpretation of those comments received via phone call/in-person meeting/online meetings will do your team justice. Staff will also be sure to provide the dates and times of the hearings so that all residents may attend and provide their comments.

Currently, there are two existing parcels (parcel number 217-30-006L and parcel number 217-30-006M), and the abandonment application request will not increase the density - the density will remain the same (two parcels). Development of lands located within the Environmentally Sensitive Lands Overlay areas typically require a balance of cuts and fills to establish a building envelope, and some site require more cuts and fills than others. The ESL Ordinance requires a wash modification application to provide information on how a development is impacting a waterway over 50 cfs. Again, the reviews for these two parcels would be conducted in the same manner as the existing homes and communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates).

1. Violation of the Arizona Constitution "Gift Clause" (Art. 9, Sec. 7)
Staff's consideration evaluation is in conformance with State Statutes.

2. Cumulative Hydraulic Impact & Demand for HEC-RAS Modeling
There are different requirements for the abandonment application as there are for a minor subdivision application and for single-family home final plans and permitting. The applicant provided a grading and drainage plan with the proposed abandonment application and the drainage report memo with the minor subdivision application. The applicant will be required to submit the drainage materials for the minor land division application. The minor subdivision application will not receive approval (potentially with stipulations) until such time that the applicant has met the drainage requirements for the preliminary plat process. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development will not adversely impact the surrounding properties. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

3. Mathematical Non-Compliance with NAOS (Section 6.1060)
The ordinance requires the site, including the proposed abandonment areas, to provide 1.44 acres of Natural Area Open Space (NAOS) and the project proposes to provide 1.58 acres of NAOS. The applicant has not requested any type of NAOS waivers or credits. The ordinance allows a percentage of NAOS to be disturbed and credited as revegetated NAOS. The ordinance allows for revegetated NAOS to be included in the NAOS requirement calculation. The ordinance applies to all properties located within the ESL Overlay area. The majority of projects located within the ESL Overlay area include revegetated NAOS as credit to meeting the NAOS requirement. This includes your property/community. You will see from Graphic "B" below, that the entire NAOS area surrounding your parcel, and more specifically between your parcel (identified in red) and the neighboring parcel to the south, was disturbed and calculated as revegetated NAOS to meet the NAOS requirement for your community.

4. Sewer Infrastructure and Environmental Risk
There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. The city's Water Resources Department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment application. The Water Resources Department has additional comments to be addressed by the applicant prior to resubmittal of the minor subdivision application. The Water Resources Department will perform a more detail review with the submittal of the single-family plans for each parcel.

5. Geotechnical Integrity and Foundation Standards
There are different requirements for the minor subdivision application process as there are for the application to construct a single-family home. A geotechnical report at this stage is unnecessary, as no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

6. Fire Department Access and Safety Review
The fire department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment and minor subdivision application. The Fire Department will perform a more detail review with the submittal of the single-family plans for each parcel.

7. Scenic Corridor and "Lowest Natural Grade" height Compliance
Your team may contact the applicant and request the installation of physical story poles (staking and netting) to demonstrate roofline and massing impacts. This demand would impose a requirement not identified by the zoning ordinance and not required for other similar applications. The ordinance allows for 24 feet above the current natural grade.

With the single-family construction permit application staff will review for maximum height allowance. The ordinance requires a single-family home application to provide a roof plan over topography for review. Staff will perform all reviews as per the ordinance requirements (including Section 6.1070).

8. Light Trespass (Section 7.600), Plant Salvage, and Neighborhood Impact
There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. With the single-family construction permit application staff will review for site lighting trespass. Staff will review the proposals meet ordinance requirements.

With the single-family construction permit application the applicant will be required to submit a native plant inventory and salvage plan as per the ordinance requirements.

9. Demand for Neighborhood Information Meeting (NIM)
Staff has sent all parties that have provided interest in the proposed applications a meeting request for June 3, 2026, at 4:00 p.m. as per the suggested times and dates provided by residents.

10. Construction Access, Haul Route, and Construction Management
More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you probably know, the house was completed in 2022/2023. Staff received some comments in regards to the construction staging of this site that will help staff direct the development in a better manner.

Again, I look forw3ard to our meeting.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>
Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)
- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

This proposal is not for any development, it is just an abandonment and preliminary plat. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development **will not adversely impact the surrounding properties**. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details
2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency
3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations
4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

A geotechnical report at this stage is unnecessary, as no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)
2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions
5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

There can be no pre-v-post analysis currently as there are no developments proposed, so no post-development conditions can be analyzed, modeled, and presented. The effective hydrology is freely available on the Flood Control District's website, and the City's requirements for erosion control and scour protection are freely available in the City of Scottsdale DS&PM. As previously mentioned, no adverse impact to adjacent properties will be permitted.

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

The wash is designated as a 404 wash, therefore any development that will impact the wash will need to apply for a 404 permit from the Army Corps of Engineers. The City will not issue any permits

without receiving documentation that the project complies with Section 404 of the Clean Water Act. As there is no development proposed, no impact to the wash can be determined.

3) Request for Review Record Inclusion

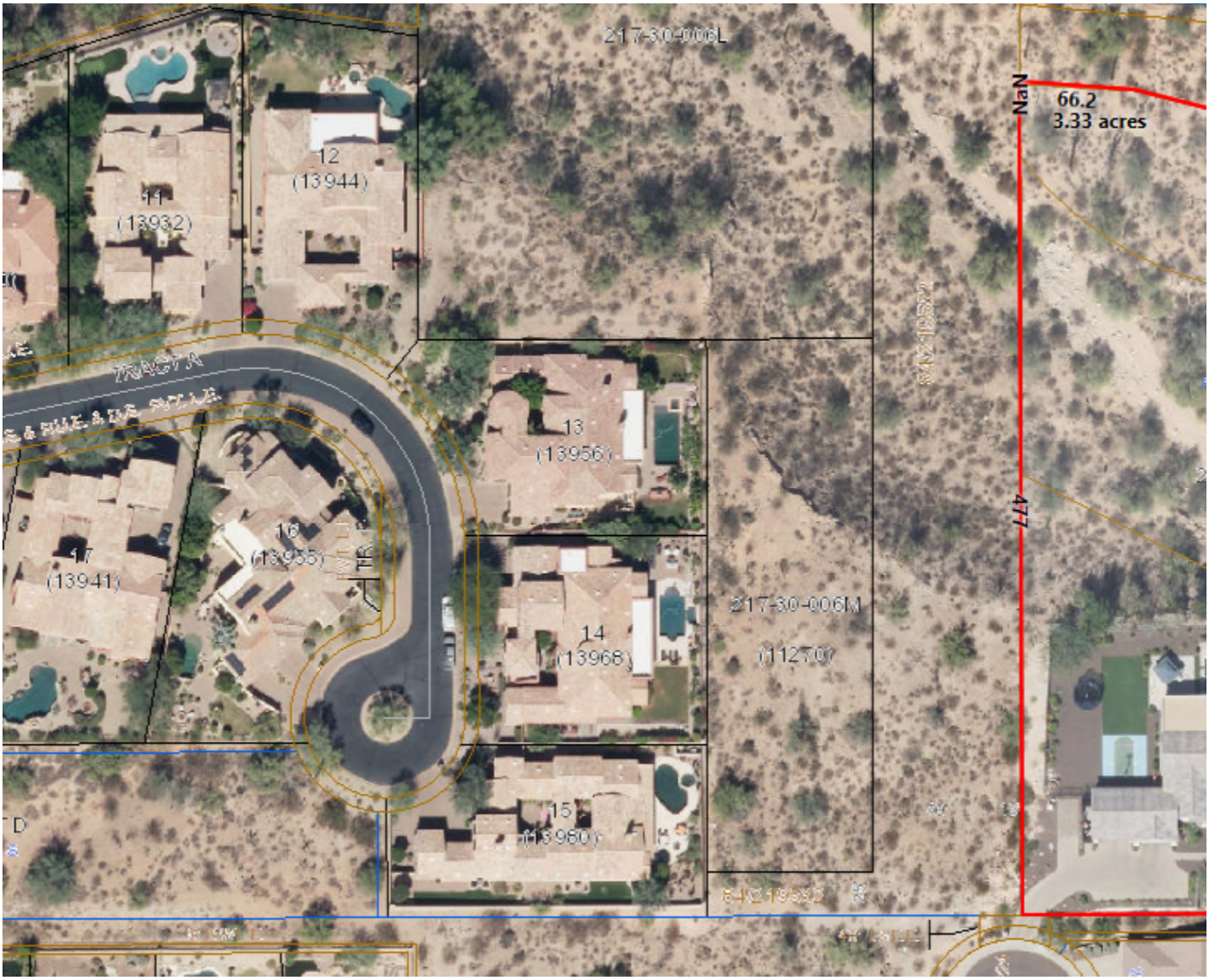
Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a "general concern," but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

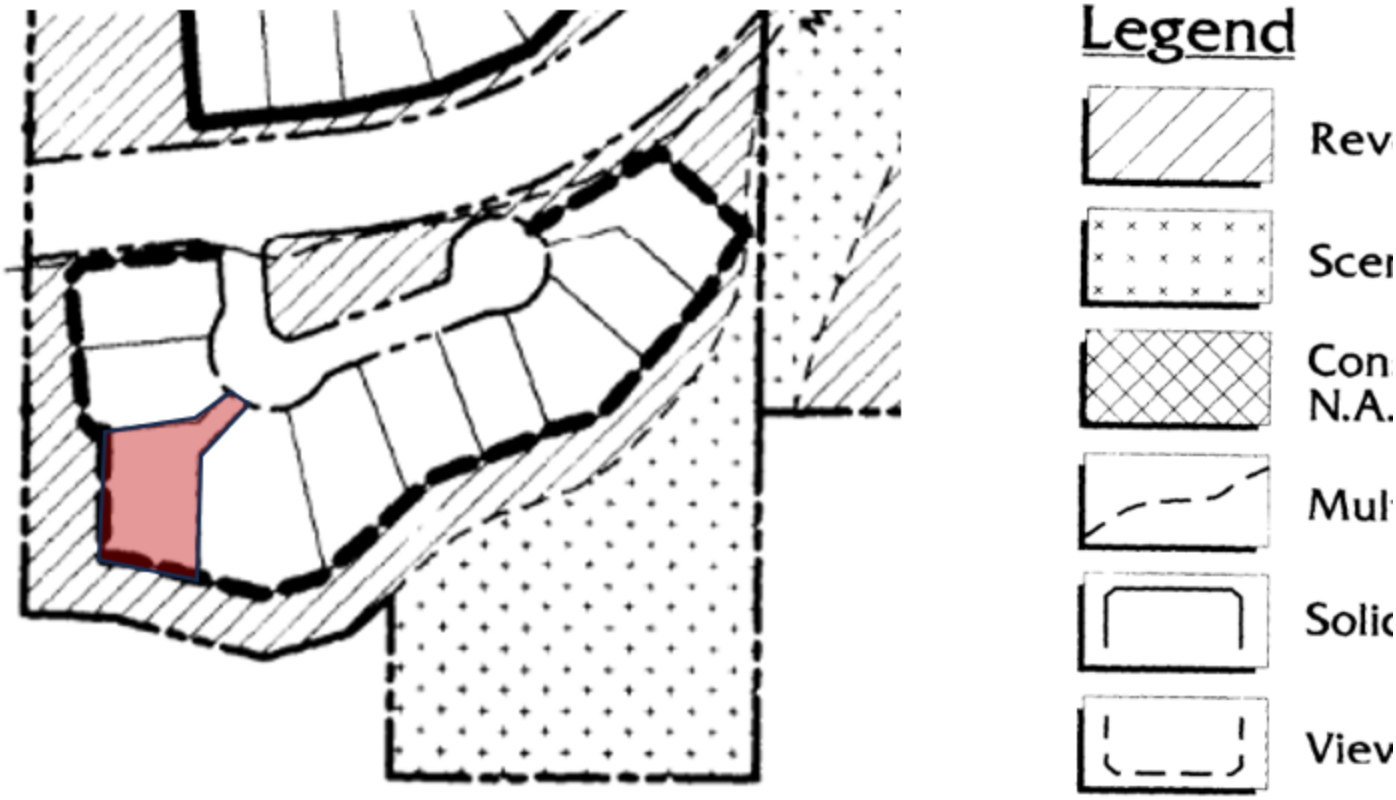
We appreciate the City's careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval.

The above-mentioned elements (i.e. **wash disturbance, fill/grade impacts, slope performance, and drainage alteration**), including a variety of other elements (i.e. native plants, setbacks, vehicular/pedestrian access, water and wastewater infrastructure, etc.), were reviewed for compliance for the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). Staff will perform the same review for the two remaining parcels within this area. More recently, staff preformed all required reviews for the single-family residential request for the parcel located immediately to the east of the proposed abandonment area (Graphic "A").

GRAPHIC "A"


217-30-006L
NaN
66.2
3.33 acres
12
(13944)
11
(13932)
TRACT A
13
(13956)
16
(13955)
17
(13941)
14
(13968)
217-30-006M
(11270)
15
(13980)
477

GRAPHIC “B”



Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

.

Respectfully,
Art Sobczak

On Wed, Jan 21, 2026 at 10:31 AM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,
>
> I wanted to confirm that I received today the paper-copy of your comments via postal mail.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Friday, January 16, 2026 1:46 PM
To: 'Art Sobczak' <arts@businessbyphone.com>
Cc: Caton, Greg <GCaton@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Santaella, Luis <LSantaella@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠ External Email: Please use caution if opening links or attachments!

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958
(402)578-7999 mobile

--

Art Sobczak
(480-699-0958

Murillo, Jesus

From: Rhonda Woolery <wooleryr@gmail.com>
Sent: Tuesday, June 2, 2026 12:17 PM
To: Murillo, Jesus
Cc: Don Roberton
Subject: Re: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus, that's wonderful, thank you so much!
Sent from my iPhone

> On Jun 2, 2026, at 9:16 AM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:
>
> Hello Rhonda,
>
> I forwarded the meting invite to your husband (provide email).
>
> Sincerely,
>
> Jesús

From: Rhonda Woolery <wooleryr@gmail.com>
Sent: Thursday, May 28, 2026 12:30 PM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Don Roberton <roberton@cox.net>
Subject: Re: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,
Can you please send invite to my husband as well? Our home email is Roberton@cox.net and copied here,
Thank you!!
Rhonda
Sent from my iPhone

> On May 28, 2026, at 12:20 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:
>
> Hello Everyone,
>
> I hope these email finds you all doing well.

I wanted to provide an update to the group. I will have the responses to the letter by this Sunday/early Monday to give your team an opportunity to review the comments before the meeting.

Thank you to all who have already confirmed the date for the meeting.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Friday, May 22, 2026 2:08 PM
To: Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; 'Art Sobczak' <arts@businessbyphone.com>; Ken Shaw <ken.shaw14@gmail.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com; Realtor 'Charley' Schmitt <Cme2buyre@aol.com>; 'John Spina' <johnwspina@gmail.com>; 'Rhonda Woolery' <wooleryr@gmail.com>; 'Sally Seeberger' <sallystapp0330@gmail.com>; 'craig expertinsights.net' <craig@expertinsights.net>; 'pauliblatner@icloud.com' <pauliblatner@icloud.com>; Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Wilson, Linda <LWilson@Scottsdaleaz.gov>; Tilley, Alex <ATilley@Scottsdaleaz.gov>
Cc: Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Domme, Nathan <NDomme@Scottsdaleaz.gov>; Mushtaq, Hasan <HMushtaq@Scottsdaleaz.gov>; Muiser, Maria <MMuiser@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Everyone,

I hope this email finds you all doing well. You are receiving this communication because you have expressed interest/opposition to the above-mentioned application requests.

A number of residents have provided comments in opposition to the request. Some of that opposition contained questions and/or asked for specific clarifications. In response, I am scheduling an on-line meeting for June 3, 2026, at 4:00 pm. I will be sending the meeting request shortly after this email.

Prior to that meeting, I will be sending out an email that tries to provide response and information to those comments. I am hoping to have that sent out by mid/late next week, hopefully giving your team some time to digest the comment prior to the meeting. I am inviting additional review staff to attend, but scheduling a meeting for a date sooner rather than later was not easy. I also do not want to delay the applicant's right to a hearing.

I also want to be clear that this meeting is not a "public meeting" where a commission or council will be making a decision. Those meetings are still to come, and I will notify the group of those dates, times, and locations. I also wanted to mention that any communication that you have provided, or will provide, will be included in all reports to the planning commission and City Council.

Please feel free to forward this meeting to any residents that you feel should be present at that meeting.

The applicant is willing to be at that meeting, but I wanted to be sure this group felt comfortable having them present. Please provide me your feedback in regards to this matter.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!

<image001.png>

<image002.png>

<image003.png>

Murillo, Jesus

From: john prieve <jmprieve@yahoo.com>
Sent: Tuesday, June 2, 2026 10:39 AM
To: Murillo, Jesus
Subject: Support for Carr Project

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Jesus,

I am writing as a retired ME with 45 years experience in Project Engineering and a Paloma Paseo homeowner to express my support for the Carr project and the abandonment request.

After reviewing the available materials, I see no technical basis to object to the proposed abandonment or the planned development of the two lots. The project appears to be moving through the normal review process, and I am confident that the City of Scottsdale and Kimley-Horn will design and develop the properties appropriately.

In my view, the concerns raised by some neighboring homeowners do not outweigh the fact that this is a reasonable residential project that should be allowed to proceed.

Thank you for your work on this case.

Sincerely,

John Prieve
14026 E Becker LN
Scottsdale, AZ 85259

On Tuesday, June 2, 2026 at 09:01:27 AM MST, Murillo, Jesus <jmurillo@scottsdaleaz.gov> wrote:

Hello John.

FYI

From: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Sent: Monday, June 1, 2026 5:48 PM
To: Art Sobczak <arts@businessbyphone.com>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>; John Spina <johnwspina@gmail.com>; John Seeberger <jmseeberger@me.com>; pattymelt@cox.net; kwollaver@gmail.com; groverodphd@gmail.com; Nancy Koch <nknitter66@gmail.com>; Paul <knitterpaul@gmail.com>; rjudd1397@cox.net; craig expertinsights.net <craig@expertinsights.net>
Subject: RE: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)
Importance: High

Hello Mr. Sobczak,

Thank you for your patience as staff completed the second review of the above-mentioned application and achieved a better understanding of what the final request would ultimately look like. I think it is important to first identify three of the possible processes that are available for the development of the two subject parcels (i.e. abandonment, minor subdivision, and single-family final plans and permit applications). Technically, the owner of the two parcels could submit final plan permitting for the development of the two parcels (with a single-family home request) without any other requests. Staff would review the single-family development applications for compliance with all appropriate regulations. The reviews would be conducted in the same manner as the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you probably know, the house was completed in 2022/2023.

The owner of these two parcels has opted to apply for an abandonment application to request the City Council to abandon excess right-of-way located along N. 140th Street, E. Gary/Shangri La Road alignment, and the "old Via Linda" alignment. This request, if approved, would also require a minor land division to assemble the abandoned right-of-way to the two subject parcels. As you well know, the abandonment application is case 7-AB-2025, and the minor subdivision application is case 13-MD-2025. The abandonment application will be required to be reviewed and decided upon by the City Council before the minor subdivision can be finally reviewed and approved, as the City Council's vote regarding the abandonment request can modify the design of the minor subdivision. The outcome of both of these case applications can affect the design and location of the improvements that are proposed with the building permit (final plans review). As stated before, the abandonment application must be reviewed by the Planning Commission and City Council. Both the minor subdivision and single-family final plan reviews are administrative and do not have a public meeting associated with them.

In turn, each of these three application processes (i.e. abandonment, minor subdivision, and single-family final plans and building permit applications) require different submittal materials and analysis. This is important to mention as some of the items/materials you demand in your letter are not required to be submitted by any resident/developer until such time that the resident/developer is requesting a building permit. The level of information and required reports gets more detailed through each step of the development process. Staff requires information and analysis that is tailored to that particular application request.

I am looking forward to meeting with your team in a couple of days) June 3, at 4:00 p.m.), prior to the abandonment case going before a public hearing. As you have seen, I have included other residents that I have heard from during this process. Below you will find staff's response to the comments and demands you made in the letter and email. I will provide a similar "title" to the response paragraphs below that should match the "titles" to the concern sections in your letter. You will also find that staff has provided responses to your "supplemental technical comments" further below my signature.

Introduction Page

Any comments that are provided to staff (emails, letters, etc.), will provided to the Planning Commission and City Council in staff's reports. I encourage your team to provided comments to staff in writing, as staff does not feel that our interpretation of those comments received via phone call/in-person meeting/online meetings will do your team justice. Staff will also be sure to provide the dates and times of the hearings so that all residents may attend and provide their comments.

Currently, there are two existing parcels (parcel number 217-30-006L and parcel number 217-30-006M), and the abandonment application request will not increase the density - the density will remain the same (two parcels). Development of lands located within the Environmentally Sensitive Lands Overlay areas typically require a balance of cuts and fills to establish a building envelope, and some site require more cuts and fills than others. The ESL Ordinance requires a wash modification application to provide information on how a development is impacting a waterway over 50 cfs. Again, the reviews for these two parcels would be conducted in the same manner as the existing homes and communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates).

1. Violation of the Arizona Constitution "Gift Clause" (Art. 9, Sec. 7)
Staff's consideration evaluation is in conformance with State Statutes.

2. Cumulative Hydraulic Impact & Demand for HEC-RAS Modeling
There are different requirements for the abandonment application as there are for a minor subdivision application and for single-family home final plans and permitting. The applicant provided a grading and drainage plan with the proposed abandonment application and the drainage report memo with the minor subdivision application. The applicant will be required to submit the drainage materials for the minor land division application. The minor subdivision application will not receive approval (potentially with stipulations) until such time that the applicant has met the drainage requirements for the preliminary plat process. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development will not adversely impact the surrounding properties. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

3. Mathematical Non-Compliance with NAOS (Section 6.1060)
The ordinance requires the site, including the proposed abandonment areas, to provide 1.44 acres of Natural Area Open Space (NAOS) and the project proposes to provide 1.58 acres of NAOS. The applicant has not requested any type of NAOS waivers or credits. The ordinance allows a percentage of NAOS to be disturbed and credited as revegetated NAOS. The ordinance allows for revegetated NAOS to be included in the NAOS requirement calculation. The ordinance applies to all properties located within the ESL Overlay area. The majority of projects located within the ESL Overlay area include revegetated NAOS as credit to meeting the NAOS requirement. This includes your property/community. You will see from Graphic "B" below, that the entire NAOS area surrounding your parcel, and more specifically between your parcel (identified in red) and the neighboring parcel to the south, was disturbed and calculated as revegetated NAOS to meet the NAOS requirement for your community.

4. Sewer Infrastructure and Environmental Risk
There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. The city's Water Resources Department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment application. The Water Resources Department has additional comments to be addressed by the applicant prior to resubmittal of the minor subdivision application. The Water Resources Department will perform a more detail review with the submittal of the single-family plans for each parcel.

5. Geotechnical Integrity and Foundation Standards
There are different requirements for the minor subdivision application process as there are for the application to construct a single-family home. A geotechnical report at this stage is unnecessary, as

no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

6. Fire Department Access and Safety Review
The fire department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment and minor subdivision application. The Fire Department will perform a more detail review with the submittal of the single-family plans for each parcel.

7. Scenic Corridor and "Lowest Natural Grade" height Compliance
Your team may contact the applicant and request the installation of physical story poles (staking and netting) to demonstrate roofline and massing impacts. This demand would impose a requirement not identified by the zoning ordinance and not required for other similar applications. The ordinance allows for 24 feet above the current natural grade.

With the single-family construction permit application staff will review for maximum height allowance. The ordinance requires a single-family home application to provide a roof plan over topography for review. Staff will perform all reviews as per the ordinance requirements (including Section 6.1070).

8. Light Trespass (Section 7.600), Plant Salvage, and Neighborhood Impact
There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. With the single-family construction permit application staff will review for site lighting trespass. Staff will review the proposals meet ordinance requirements.

With the single-family construction permit application the applicant will be required to submit a native plant inventory and salvage plan as per the ordinance requirements.

9. Demand for Neighborhood Information Meeting (NIM)
Staff has sent all parties that have provided interest in the proposed applications a meeting request for June 3, 2026, at 4:00 p.m. as per the suggested times and dates provided by residents.

10. Construction Access, Haul Route, and Construction Management
More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you probably know, the house was completed in 2022/2023. Staff received some comments in regards to the construction staging of this site that will help staff direct the development in a better manner.

Again, I look forw3ard to our meeting.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>

Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)
- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

This proposal is not for any development, it is just an abandonment and preliminary plat. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development **will not adversely impact the surrounding properties**. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details
2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency
3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations
4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

A geotechnical report at this stage is unnecessary, as no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)
2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions
5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

There can be no pre-v-post analysis currently as there are no developments proposed, so no post-development conditions can be analyzed, modeled, and presented. The effective hydrology is freely available on the Flood Control District's website, and the City's requirements for erosion control and scour protection are freely available in the City of Scottsdale DS&PM. As previously mentioned, no adverse impact to adjacent properties will be permitted.

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

The wash is designated as a 404 wash, therefore any development that will impact the wash will need to apply for a 404 permit from the Army Corps of Engineers. The City will not issue any permits without receiving documentation that the project complies with Section 404 of the Clean Water Act. As there is no development proposed, no impact to the wash can be determined.

3) Request for Review Record Inclusion

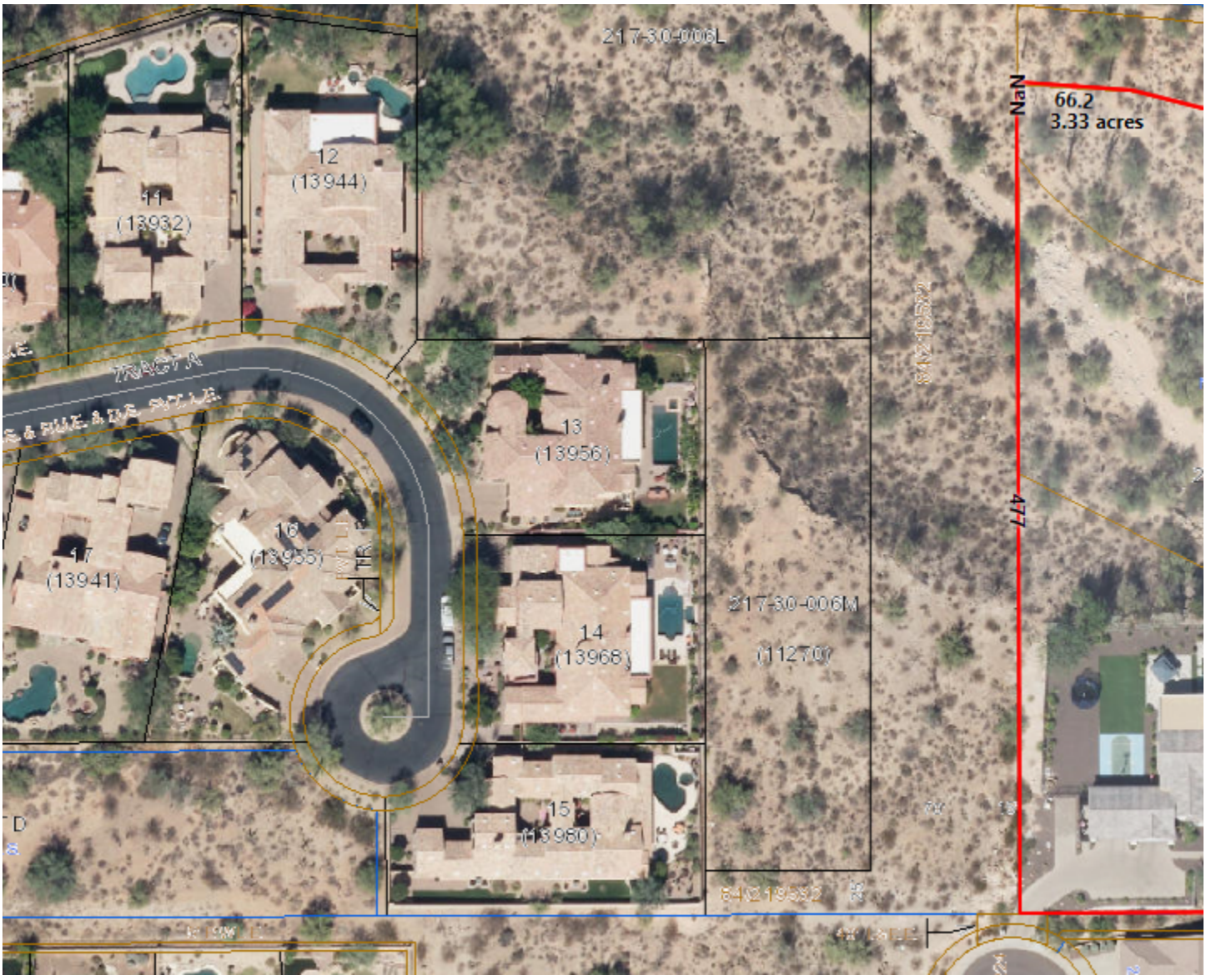
Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a "general concern," but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

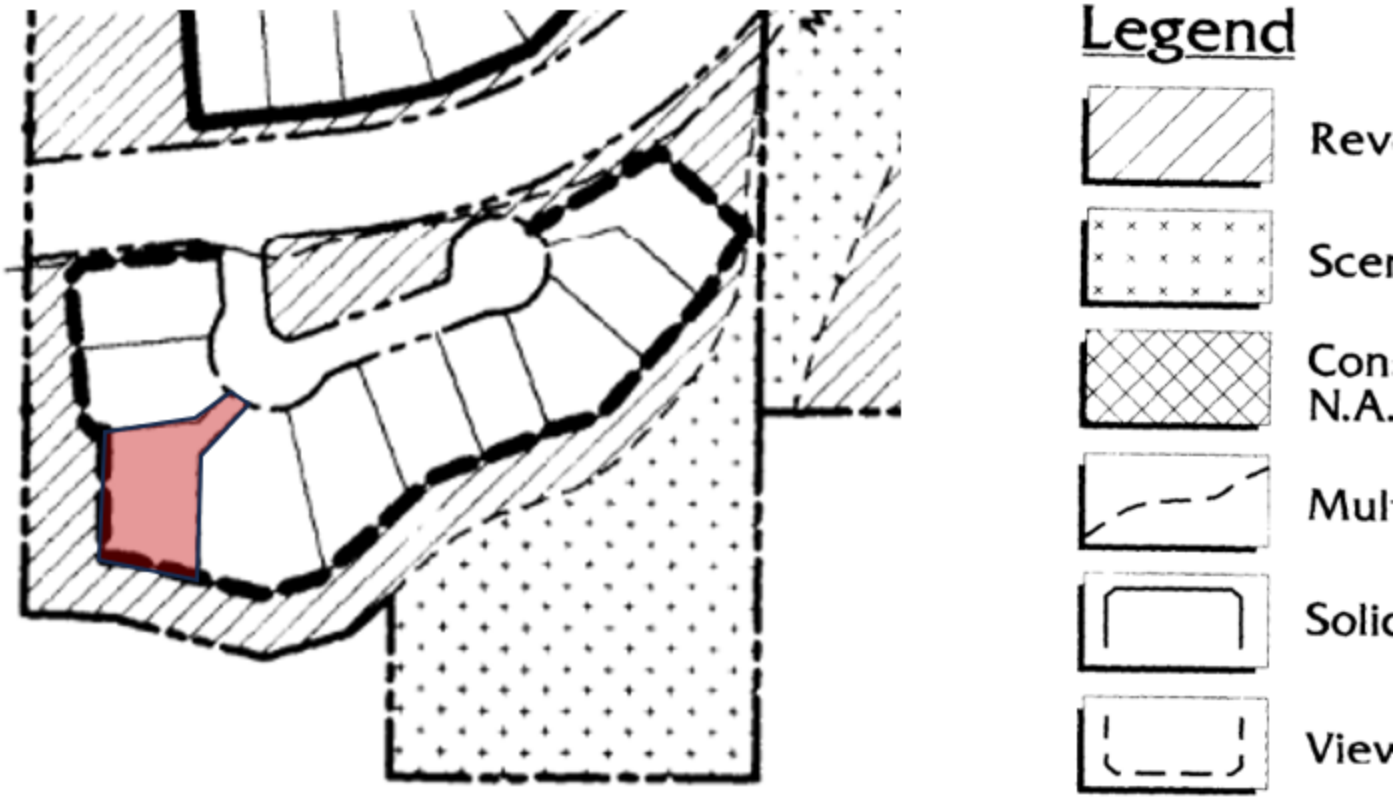
We appreciate the City's careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval.

The above-mentioned elements (i.e. **wash disturbance, fill/grade impacts, slope performance, and drainage alteration**), including a variety of other elements (i.e. native plants, setbacks, vehicular/pedestrian access, water and wastewater infrastructure, etc.), were reviewed for compliance for the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). Staff will perform the same review for the two remaining parcels within this area. More recently, staff preformed all required reviews for the single-family residential request for the parcel located immediately to the east of the proposed abandonment area (Graphic "A").

GRAPHIC "A"



GRAPHIC "B"



Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

.

Respectfully,
Art Sobczak

On Wed, Jan 21, 2026 at 10:31 AM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,
>
> I wanted to confirm that I received today the paper-copy of your comments via postal mail.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Friday, January 16, 2026 1:46 PM
To: 'Art Sobczak' <arts@businessbyphone.com>
Cc: Caton, Greg <GCaton@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Santaella, Luis <LSantaella@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958
(402)578-7999 mobile

--

Art Sobczak
(480-699-0958

Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, June 2, 2026 9:16 AM
To: 'Rhonda Woolery'
Cc: Don Roberton
Subject: RE: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Rhonda,

I forwarded the meting invite to your husband (provide email).

Sincerely,

Jesús

From: Rhonda Woolery <wooleryr@gmail.com>
Sent: Thursday, May 28, 2026 12:30 PM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Don Roberton <roberton@cox.net>
Subject: Re: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,
Can you please send invite to my husband as well? Our home email is Roberton@cox.net and copied here,
Thank you!!
Rhonda
Sent from my iPhone

> On May 28, 2026, at 12:20 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:
>
> Hello Everyone,
>
> I hope these email finds you all doing well.
>
> I wanted to provide an update to the group. I will have the responses to the letter by this Sunday/early Monday to give your team an opportunity to review the comments before the meeting.
>
> Thank you to all who have already confirmed the date for the meeting.
>
> Sincerely,
>
> Jesús

From: Murillo, Jesus
Sent: Friday, May 22, 2026 2:08 PM
To: Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; 'Art Sobczak' <arts@businessbyphone.com>; Ken Shaw <ken.shaw14@gmail.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com; Realtor 'Charley' Schmitt <Cme2buyre@aol.com>; 'John Spina' <johnwspina@gmail.com>; 'Rhonda Woolery' <wooleryr@gmail.com>; 'Sally Seeberger' <sallystapp0330@gmail.com>; 'craig expertinsights.net' <craig@expertinsights.net>; 'pauliblatner@icloud.com' <pauliblatner@icloud.com>; Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Wilson, Linda <LWilson@Scottsdaleaz.gov>; Tilley, Alex <ATilley@Scottsdaleaz.gov>
Cc: Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Domme, Nathan <NDomme@Scottsdaleaz.gov>; Mushtaq, Hasan <HMushtaq@Scottsdaleaz.gov>; Muiser, Maria <MMuiser@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Everyone,

I hope this email finds you all doing well. You are receiving this communication because you have expressed interest/opposition to the above-mentioned application requests.

A number of residents have provided comments in opposition to the request. Some of that opposition contained questions and/or asked for specific clarifications. In response, I am scheduling an on-line meeting for June 3, 2026, at 4:00 pm. I will be sending the meeting request shortly after this email.

Prior to that meeting, I will be sending out an email that tries to provide response and information to those comments. I am hoping to have that sent out by mid/late next week, hopefully giving your team some time to digest the comment prior to the meeting. I am inviting additional review staff to attend, but scheduling a meeting for a date sooner rather than later was not easy. I also do not want to delay the applicant's right to a hearing.

I also want to be clear that this meeting is not a "public meeting" where a commission or council will be making a decision. Those meetings are still to come, and I will notify the group of those dates, times, and locations. I also wanted to mention that any communication that you have provided, or will provide, will be included in all reports to the planning commission and City Council.

Please feel free to forward this meeting to any residents that you feel should be present at that meeting.

The applicant is willing to be at that meeting, but I wanted to be sure this group felt comfortable having them present. Please provide me your feedback in regards to this matter.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849

Fax: 480-312-9037

Get informed!



Murillo, Jesus

Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)
Location: Microsoft Teams Meeting

Start: Wed 6/3/2026 4:00 PM
End: Wed 6/3/2026 5:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Murillo, Jesus
Required Attendees Murillo, Jesus; Dominguez, Helayne; Lynch, Jennifer; Art Sobczak; Ken Shaw; Pam Black; tshaw61 @gmail.com; Realtor 'Charley' Schmitt; John Spina; Rhonda Woolery; Sally Seeberger; craig expertinsights.net; pauliblatner@icloud.com; Wilson, Linda; Tilley, Alex
Optional Attendees: Hayes, Eliana; Domme, Nathan; Mushtaq, Hasan; Muiser, Maria; John Seeberger; Campo, Julia; Paul Knitter

---

Microsoft Teams meeting

Join:

https://teams.microsoft.com/meet/254709799505713?p=ku1lJKjlz2NoZJ79cc

Meeting ID: 254 709 799 505 713

Passcode: CU3M6tG6

Need help? | System reference

Dial in by phone

+1 480-378-2354,,178216899# United States, Tempe

Find a local number

Phone conference ID: 178 216 899#

For organizers: Meeting options | Reset dial-in PIN

Murillo, Jesus

Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)
Location: Microsoft Teams Meeting

Start: Wed 6/3/2026 4:00 PM
End: Wed 6/3/2026 5:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Murillo, Jesus
Required Attendees Murillo, Jesus; Dominguez, Helayne; Lynch, Jennifer; Art Sobczak; Ken Shaw; Pam Black; tshaw61 @gmail.com; Realtor 'Charley' Schmitt; John Spina; Rhonda Woolery; Sally Seeberger; craig expertinsights.net; pauliblatner@icloud.com; Wilson, Linda; Tilley, Alex
Optional Attendees: Hayes, Eliana; Domme, Nathan; Mushtaq, Hasan; Muiser, Maria; John Seeberger; Campo, Julia; Paul Knitter

---

Microsoft Teams meeting

Join:

https://teams.microsoft.com/meet/254709799505713?p=ku1lJKjlz2NoZJ79cc

Meeting ID: 254 709 799 505 713

Passcode: CU3M6tG6

Need help? | System reference

Dial in by phone

+1 480-378-2354,,178216899# United States, Tempe

Find a local number

Phone conference ID: 178 216 899#

For organizers: Meeting options | Reset dial-in PIN

Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, June 2, 2026 9:01 AM
To: 'john prieve'
Subject: FW: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)
Attachments: Case Numbers1046-PA-2024 - 7-AB-2025- Joint Opposition Letter.pdf

Importance: High

Hello John.

FYI

From: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Sent: Monday, June 1, 2026 5:48 PM
To: Art Sobczak <arts@businessbyphone.com>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>; John Spina <johnwspina@gmail.com>; John Seeberger <jmseeberger@me.com>; pattymelt@cox.net; kwollaver@gmail.com; groverodphd@gmail.com; Nancy Koch <nknitter66@gmail.com>; Paul <knitterpaul@gmail.com>; rjudd1397@cox.net; craig expertinsights.net <craig@expertinsights.net>
Subject: RE: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)
Importance: High

Hello Mr. Sobczak,

Thank you for your patience as staff completed the second review of the above-mentioned application and achieved a better understanding of what the final request would ultimately look like. I think it is important to first identify three of the possible processes that are available for the development of the two subject parcels (i.e. abandonment, minor subdivision, and single-family final plans and permit applications). Technically, the owner of the two parcels could submit final plan permitting for the development of the two parcels (with a single-family home request) without any other requests. Staff would review the single-family development applications for compliance with all appropriate regulations. The reviews would be conducted in the same manner as the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you probably know, the house was completed in 2022/2023.

The owner of these two parcels has opted to apply for an abandonment application to request the City Council to abandon excess right-of-way located along N. 140th Street, E. Gary/Shangri La Road alignment, and the "old Via Linda" alignment. This request, if approved, would also require a minor land division to assemble the abandoned right-of-way to the two subject parcels. As you well know, the abandonment application is case 7-AB-2025, and the minor subdivision application is case 13-MD-2025. The abandonment application will be required to be reviewed and decided upon by the City Council before the minor subdivision can be finally reviewed and approved, as the City Council's vote regarding the abandonment request can modify the design

of the minor subdivision. The outcome of both of these case applications can affect the design and location of the improvements that are proposed with the building permit (final plans review). As stated before, the abandonment application must be reviewed by the Planning Commission and City Council. Both the minor subdivision and single-family final plan reviews are administrative and do not have a public meeting associated with them.

In turn, each of these three application processes (i.e. abandonment, minor subdivision, and single-family final plans and building permit applications) require different submittal materials and analysis. This is important to mention as some of the items/materials you demand in your letter are not required to be submitted by any resident/developer until such time that the resident/developer is requesting a building permit. The level of information and required reports gets more detailed through each step of the development process. Staff requires information and analysis that is tailored to that particular application request.

I am looking forward to meeting with your team in a couple of days) June 3, at 4:00 p.m.), prior to the abandonment case going before a public hearing. As you have seen, I have included other residents that I have heard from during this process. Below you will find staff's response to the comments and demands you made in the letter and email. I will provide a similar "title" to the response paragraphs below that should match the "titles" to the concern sections in your letter. You will also find that staff has provided responses to your "supplemental technical comments" further below my signature.

Introduction Page
Any comments that are provided to staff (emails, letters, etc.), will provided to the Planning Commission and City Council in staff's reports. I encourage your team to provided comments to staff in writing, as staff does not feel that our interpretation of those comments received via phone call/in-person meeting/online meetings will do your team justice. Staff will also be sure to provide the dates and times of the hearings so that all residents may attend and provide their comments.

Currently, there are two existing parcels (parcel number 217-30-006L and parcel number 217-30-006M), and the abandonment application request will not increase the density - the density will remain the same (two parcels). Development of lands located within the Environmentally Sensitive Lands Overlay areas typically require a balance of cuts and fills to establish a building envelope, and some site require more cuts and fills than others. The ESL Ordinance requires a wash modification application to provide information on how a development is impacting a waterway over 50 cfs. Again, the reviews for these two parcels would be conducted in the same manner as the existing homes and communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates).

1. Violation of the Arizona Constitution "Gift Clause" (Art. 9, Sec. 7)
Staff's consideration evaluation is in conformance with State Statutes.

2. Cumulative Hydraulic Impact & Demand for HEC-RAS Modeling
There are different requirements for the abandonment application as there are for a minor subdivision application and for single-family home final plans and permitting. The applicant provided a grading and drainage plan with the proposed abandonment application and the drainage report memo with the minor subdivision application. The applicant will be required to submit the drainage materials for the minor land division application. The minor subdivision application will not receive approval (potentially with stipulations) until such time that the applicant has met the drainage requirements for the preliminary plat process. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development will not adversely impact the

surrounding properties. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

3. Mathematical Non-Compliance with NAOS (Section 6.1060)
The ordinance requires the site, including the proposed abandonment areas, to provide 1.44 acres of Natural Area Open Space (NAOS) and the project proposes to provide 1.58 acres of NAOS. The applicant has not requested any type of NAOS waivers or credits. The ordinance allows a percentage of NAOS to be disturbed and credited as revegetated NAOS. The ordinance allows for revegetated NAOS to be included in the NAOS requirement calculation. The ordinance applies to all properties located within the ESL Overlay area. The majority of projects located within the ESL Overlay area include revegetated NAOS as credit to meeting the NAOS requirement. This includes your property/community. You will see from Graphic "B" below, that the entire NAOS area surrounding your parcel, and more specifically between your parcel (identified in red) and the neighboring parcel to the south, was disturbed and calculated as revegetated NAOS to meet the NAOS requirement for your community.

4. Sewer Infrastructure and Environmental Risk
There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. The city's Water Resources Department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment application. The Water Resources Department has additional comments to be addressed by the applicant prior to resubmittal of the minor subdivision application. The Water Resources Department will perform a more detail review with the submittal of the single-family plans for each parcel.

5. Geotechnical Integrity and Foundation Standards
There are different requirements for the minor subdivision application process as there are for the application to construct a single-family home. A geotechnical report at this stage is unnecessary, as no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

6. Fire Department Access and Safety Review
The fire department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment and minor subdivision application. The Fire Department will perform a more detail review with the submittal of the single-family plans for each parcel.

7. Scenic Corridor and "Lowest Natural Grade" height Compliance
Your team may contact the applicant and request the installation of physical story poles (staking and netting) to demonstrate roofline and massing impacts. This demand would impose a requirement not identified by the zoning ordinance and not required for other similar applications. The ordinance allows for 24 feet above the current natural grade.

With the single-family construction permit application staff will review for maximum height allowance. The ordinance requires a single-family home application to provide a roof plan over topography for review. Staff will perform all reviews as per the ordinance requirements (including Section 6.1070).

8. Light Trespass (Section 7.600), Plant Salvage, and Neighborhood Impact

There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. With the single-family construction permit application staff will review for site lighting trespass. Staff will review the proposals meet ordinance requirements.

With the single-family construction permit application the applicant will be required to submit a native plant inventory and salvage plan as per the ordinance requirements.

9. Demand for Neighborhood Information Meeting (NIM)
Staff has sent all parties that have provided interest in the proposed applications a meeting request for June 3, 2026, at 4:00 p.m. as per the suggested times and dates provided by residents.

10. Construction Access, Haul Route, and Construction Management
More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you probably know, the house was completed in 2022/2023. Staff received some comments in regards to the construction staging of this site that will help staff direct the development in a better manner.

Again, I look forw3ard to our meeting.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>
Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)

- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

This proposal is not for any development, it is just an abandonment and preliminary plat. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development **will not adversely impact the surrounding properties**. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details
2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency
3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations
4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

A geotechnical report at this stage is unnecessary, as no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)
2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions
5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

There can be no pre-v-post analysis currently as there are no developments proposed, so no post-development conditions can be analyzed, modeled, and presented. The effective hydrology is freely available on the Flood Control District's website, and the City's requirements for erosion control and scour protection are freely available in the City of Scottsdale DS&PM. As previously mentioned, no adverse impact to adjacent properties will be permitted.

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

The wash is designated as a 404 wash, therefore any development that will impact the wash will need to apply for a 404 permit from the Army Corps of Engineers. The City will not issue any permits without receiving documentation that the project complies with Section 404 of the Clean Water Act. As there is no development proposed, no impact to the wash can be determined.

3) Request for Review Record Inclusion

Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a "general concern," but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

We appreciate the City's careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval.

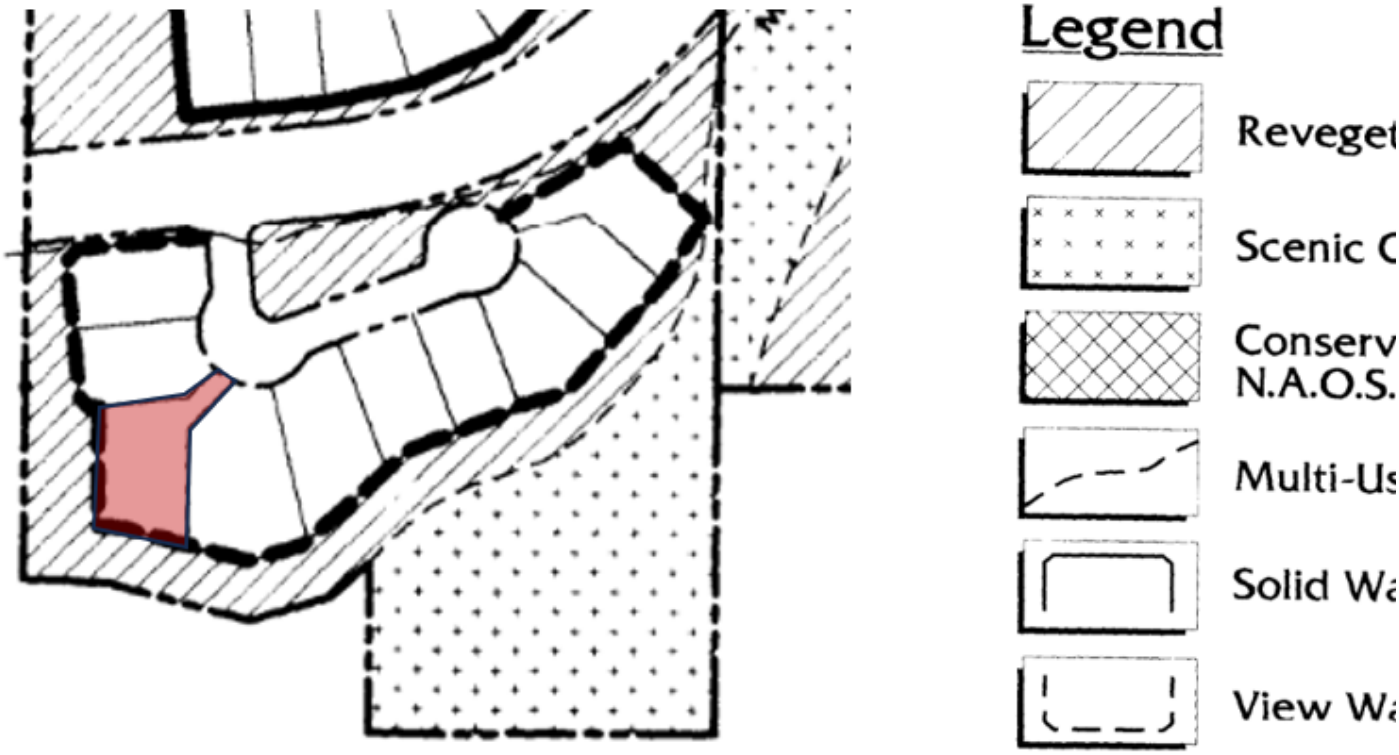
The above-mentioned elements (i.e. **wash disturbance, fill/grade impacts, slope performance, and drainage alteration**), including a variety of other elements (i.e. native plants, setbacks, vehicular/pedestrian access, water and wastewater infrastructure, etc.), were reviewed for compliance for the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). Staff will

perform the same review for the two remaining parcels within this area. More recently, staff preformed all required reviews for the single-family residential request for the parcel located immediately to the east of the proposed abandonment area (Graphic “A”).

GRAPHIC “A”



GRAPHIC “B”



Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

.

Respectfully,
Art Sobczak

On Wed, Jan 21, 2026 at 10:31 AM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,

I wanted to confirm that I received today the paper-copy of your comments via postal mail.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Friday, January 16, 2026 1:46 PM
To: 'Art Sobczak' <arts@businessbyphone.com>
Cc: Caton, Greg <GCaton@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Santaella, Luis <LSantaella@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958

(402)578-7999 mobile

--

Art Sobczak
(480-699-0958

Art Sobczak and Pamela Black
14005 East Cholla Drive
Scottsdale, AZ 85259
(480)699-0958
ArtS@BusinessByPhone.com

January 14, 2026

TO:
Jesus Murillo, Project Coordinator
City of Scottsdale Planning & Development
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

CC:
Luis Santaella, Interim City Attorney
Mayor David D. Ortega and Scottsdale City Council
Hasan Mushtaq, P.E., Stormwater Management Department
Lori Schmidt, Fire Department Administration
Planning Commission, City of Scottsdale

RE: FORMAL JOINT TECHNICAL AND LEGAL OPPOSITION Case Numbers: 1046-PA-2024 & 7-AB-2025 (Carr Properties – Lot 1 and Lot 2)

To the Scottsdale Planning Department,

As a collective of homeowners in the Hidden Hills development immediately adjacent to the east, we are submitting this formal joint opposition to the development of both Lot 1 and Lot 2 under Case 1046-PA-2024 and 7-AB-2025.

Based on site observations, the proposed density of two custom homes is inappropriate for this terrain. The building envelopes sit within a below-grade natural drainage depression. The plan to artificially raise pad elevations for both lots represents a massive alteration of a primary drainage basin and a violation of the Environmentally Sensitive Lands (ESL) Overlay.

We demand the City hold the applicant to the maximum standard of the Scottsdale Revised Code and require the following:

---

1. Violation of the Arizona Constitution "Gift Clause" (Art. 9, Sec. 7)

The proposed abandonment of approximately 1.49 acres of public right-of-way for a nominal fee of $1.00 per square foot constitutes an unconstitutional "gift" of public assets in violation of the Arizona Constitution and relevant case law (including *Schires v. Carlat*). We demand a certified independent appraisal of the ROW at current fair market value. The proposed abandonment serves no public purpose and functions solely to subsidize a private two-lot subdivision.

---

2. Cumulative Hydraulic Impact & Demand for HEC-RAS Modeling

The applicant proposes to fill an existing natural topographic depression to elevate building pads for two residential structures. While preliminary elevation estimates suggest that our properties may not currently be downslope of the project area, the proposed grading fundamentally alters existing drainage behavior and introduces the potential for redirected surface flows and increased hydraulic pressure on adjacent parcels.

We therefore demand a full HEC-RAS (Hydraulic Engineering Center's River Analysis System) model analyzing pre- and post-development conditions. The City must verify that the proposed dual elevated pads will not create a cumulative "damming effect," increase Water Surface Elevation (WSE), or alter flow velocity impacting neighboring properties, roadways, or wash systems.

2B. We further request a formal determination as to whether the proposed grading and fill activities trigger the requirement for a FEMA Letter of Map Revision (LOMR-F) or any additional floodplain regulatory review.

---

3. Mathematical Non-Compliance with NAOS (Section 6.1060)

We demand a rigorous audit of the Native Area Open Space (NAOS) calculations. Given the extent of grading, fill, and disturbance required to elevate two building pads to approximately 1,766 feet, we contend the project cannot mathematically comply with mandatory undisturbed NAOS requirements.

We formally object to any reliance on NAOS waivers, credits, or the use of "revegetated NAOS" to satisfy these requirements.

Furthermore, we demand the applicant demonstrate NAOS Continuity across the site; fragmented "islands" of open space created by the proposed pad and driveway configuration do not meet the connectivity standards intended by the ESL Overlay.

---

4. Sewer Infrastructure and Environmental Risk

4.1 The proposed use of mechanical grinder pumps within a mapped or functionally active drainage area represents an unacceptable environmental and public health risk.

4.2 Grinder pump systems are inherently vulnerable to mechanical failure during storm events and power disruptions, creating a foreseeable risk of sewage discharge into the wash system.

4.3 We therefore demand the City require standard gravity-flow sewer connections for both lots to ensure system integrity and prevent contamination during flood or emergency conditions.

---

5. Geotechnical Integrity and Foundation Standards

Given the alluvial soils present within this drainage depression, we demand a Phase II Geotechnical Investigation including deep-core borings. We object to foundations relying on compacted fill and require engineered deep-foundation systems (such as piers or caissons) to prevent future settlement, subsidence, or structural failure.

---

6. Fire Department Access and Safety Review

We demand a formal Fire Department Access Review. The proposed private driveway serving both homes must meet all emergency vehicle turning radius and access requirements without encroaching upon or reducing required NAOS areas.

---

7. Scenic Corridor and "Lowest Natural Grade" Height Compliance

Staking: We demand installation of physical story poles (staking and netting) to demonstrate roofline and massing impacts from surrounding viewpoints.

Height: Per Section 6.1070, all building heights must be measured from the lowest natural grade, not from artificially elevated pads.

---

8. Light Trespass (Section 7.600), Plant Salvage, and Neighborhood Impact

Lighting: We demand submission of a Preliminary Lighting Plan demonstrating zero light trespass onto adjacent properties, including those to the east, north, south, and along the Gail Road access corridor.

Salvage: We demand a specimen-by-specimen plant salvage audit in accordance with Chapter 46, Article V.

Broad Neighborhood Impact and Standing

While this opposition is formally signed by the immediate eastern neighbors, the issues raised herein extend well beyond a single adjacency. The proposed development creates material adverse impacts for the residence directly to the north, the properties located along the Gail Road access corridor, and the estates to the south that share the primary wash system. This proposal is not an isolated land-use action; it represents a substantial alteration to an established and environmentally sensitive neighborhood context, with implications for drainage patterns, public safety, and scenic integrity affecting multiple bordering parcels.

---

9. Demand for Neighborhood Information Meeting (NIM)

Pursuant to City guidelines, we formally demand a Neighborhood Information Meeting facilitated by the City to address these technical, legal, and environmental concerns prior to any public hearing or further project processing.

---

10. Construction Access, Haul Route, and Construction Management Impacts

Because the site is accessed exclusively via a dead-end residential roadway terminating in a cul-de-sac, all grading and construction activity will require months of heavy construction traffic, including dump trucks importing and exporting fill, concrete trucks, material deliveries, and equipment mobilization, passing through an established neighborhood.

We therefore request that the City require a formal Construction Management Plan as a condition of approval, including designated haul routes, delivery schedules, staging and marshalling locations, dust and debris control measures, and clear restrictions on equipment or material storage within the public right-of-way. This plan must be coordinated with Fire Department access requirements to ensure that construction operations do not impede emergency vehicle access or delay emergency response times for surrounding residences.

We will hold both the applicant and the City of Scottsdale fully accountable for any downstream flooding, erosion, drainage alteration, construction-related damage, or public safety impacts resulting from obstruction or modification of this natural wash system.

Respectfully submitted,

Art Sobczak

Pamela Black
14005 E. Cholla Drive, Scottsdale, AZ, 85259

Ken Shaw

Tami Shaw
11320 N. 140th Place, Scottsdale, AZ 85259

Ron Davis

S. Collette Davis
Trustees of The Davis Family Sweetheart Trust
11352 N. 140th Place, Scottsdale, AZ 85259

CC (via Electronic Transmission):

- **Luis Santaella**, Interim City Attorney: lsantaella@scottsdaleaz.gov
- **David D. Ortega**, Mayor: dortega@scottsdaleaz.gov
- **City Council**: citycouncil@scottsdaleaz.gov
- **Hasan Mushtaq, P.E.**, Stormwater Management: hmushtaq@scottsdaleaz.gov
- **Lori Schmidt**, Fire Dept. Admin: lschmidt@scottsdaleaz.gov
- **Planning Commission**: planninginfo@scottsdaleaz.gov

Murillo, Jesus

From: john prieve <jmprieve@yahoo.com>
Sent: Tuesday, June 2, 2026 8:47 AM
To: Murillo, Jesus
Subject: Carr Project Homeowner Meeting

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,

I am a homeowner in Paloma Paseo and I understand there is going to be a meeting to discuss homeowner concerns. Can you please send me a meeting invite? I'd also like a copy of Steve Cox's email on the subject.

Thanks,

John Prieve
14026 E Becker LN
Scottsdale, AZ 85259
(480) 868-5133

Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, June 1, 2026 5:48 PM
To: Art Sobczak
Cc: Pam Black; TShaw61@gmail.com; Ken Shaw; 'Charley' Schmitt, Realtor; John Spina; John Seeberger; pattymelt@cox.net; kwollaver@gmail.com; groverodphd@gmail.com; Nancy Koch; Paul; rjudd1397 @cox.net; craig expertinsights.net
Subject: RE: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

Importance: High

Hello Mr. Sobczak,

Thank you for your patience as staff completed the second review of the above-mentioned application and achieved a better understanding of what the final request would ultimately look like. I think it is important to first identify three of the possible processes that are available for the development of the two subject parcels (i.e. abandonment, minor subdivision, and single-family final plans and permit applications). Technically, the owner of the two parcels could submit final plan permitting for the development of the two parcels (with a single-family home request) without any other requests. Staff would review the single-family development applications for compliance with all appropriate regulations. The reviews would be conducted in the same manner as the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you probably know, the house was completed in 2022/2023.

The owner of these two parcels has opted to apply for an abandonment application to request the City Council to abandon excess right-of-way located along N. 140th Street, E. Gary/Shangri La Road alignment, and the "old Via Linda" alignment. This request, if approved, would also require a minor land division to assemble the abandoned right-of-way to the two subject parcels. As you well know, the abandonment application is case 7-AB-2025, and the minor subdivision application is case 13-MD-2025. The abandonment application will be required to be reviewed and decided upon by the City Council before the minor subdivision can be finally reviewed and approved, as the City Council's vote regarding the abandonment request can modify the design of the minor subdivision. The outcome of both of these case applications can affect the design and location of the improvements that are proposed with the building permit (final plans review). As stated before, the abandonment application must be reviewed by the Planning Commission and City Council. Both the minor subdivision and single-family final plan reviews are administrative and do not have a public meeting associated with them.

In turn, each of these three application processes (i.e. abandonment, minor subdivision, and single-family final plans and building permit applications) require different submittal materials and analysis. This is important to mention as some of the items/materials you demand in your letter are not required to be submitted by any resident/developer until such time that the resident/developer is requesting a building permit. The level of information and required reports gets more detailed through each step of the development process. Staff requires information and analysis that is tailored to that particular application request.

I am looking forward to meeting with your team in a couple of days) June 3, at 4:00 p.m.), prior to the abandonment case going before a public hearing. As you have seen, I have included other residents that I have heard from during this process. Below you will find staff's response to the comments and demands you made in the letter and email. I will provide a similar "title" to the response paragraphs below that should match the "titles" to the concern sections in your letter. You will also find that staff has provided responses to your "supplemental technical comments" further below my signature.

Introduction Page
Any comments that are provided to staff (emails, letters, etc.), will provided to the Planning Commission and City Council in staff's reports. I encourage your team to provided comments to staff in writing, as staff does not feel that our interpretation of those comments received via phone call/in-person meeting/online meetings will do your team justice. Staff will also be sure to provide the dates and times of the hearings so that all residents may attend and provide their comments.

Currently, there are two existing parcels (parcel number 217-30-006L and parcel number 217-30-006M), and the abandonment application request will not increase the density - the density will remain the same (two parcels). Development of lands located within the Environmentally Sensitive Lands Overlay areas typically require a balance of cuts and fills to establish a building envelope, and some site require more cuts and fills than others. The ESL Ordinance requires a wash modification application to provide information on how a development is impacting a waterway over 50 cfs. Again, the reviews for these two parcels would be conducted in the same manner as the existing homes and communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates).

1. Violation of the Arizona Constitution "Gift Clause" (Art. 9, Sec. 7)
Staff's consideration evaluation is in conformance with State Statutes.

2. Cumulative Hydraulic Impact & Demand for HEC-RAS Modeling
There are different requirements for the abandonment application as there are for a minor subdivision application and for single-family home final plans and permitting. The applicant provided a grading and drainage plan with the proposed abandonment application and the drainage report memo with the minor subdivision application. The applicant will be required to submit the drainage materials for the minor land division application. The minor subdivision application will not receive approval (potentially with stipulations) until such time that the applicant has met the drainage requirements for the preliminary plat process. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development will not adversely impact the surrounding properties. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

3. Mathematical Non-Compliance with NAOS (Section 6.1060)
The ordinance requires the site, including the proposed abandonment areas, to provide 1.44 acres of Natural Area Open Space (NAOS) and the project proposes to provide 1.58 acres of NAOS. The applicant has not requested any type of NAOS waivers or credits. The ordinance allows a percentage of NAOS to be disturbed and credited as revegetated NAOS. The ordinance allows for revegetated NAOS to be included in the NAOS requirement calculation. The ordinance applies to all properties located within the ESL Overlay area. The majority of projects located within the ESL Overlay area include revegetated NAOS as credit to meeting the NAOS requirement. This includes your property/community. You will see from Graphic "B" below, that the entire NAOS area surrounding your parcel, and more specifically between your parcel (identified in red) and

the neighboring parcel to the south, was disturbed and calculated as revegetated NAOS to meet the NAOS requirement for your community.

4. Sewer Infrastructure and Environmental Risk
There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. The city's Water Resources Department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment application. The Water Resources Department has additional comments to be addressed by the applicant prior to resubmittal of the minor subdivision application. The Water Resources Department will perform a more detail review with the submittal of the single-family plans for each parcel.

5. Geotechnical Integrity and Foundation Standards
There are different requirements for the minor subdivision application process as there are for the application to construct a single-family home. A geotechnical report at this stage is unnecessary, as no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

6. Fire Department Access and Safety Review
The fire department has performed a complete review of the abandonment and minor subdivision application. The fire department has approved the preliminary design for the proposed abandonment and minor subdivision application. The Fire Department will perform a more detail review with the submittal of the single-family plans for each parcel.

7. Scenic Corridor and "Lowest Natural Grade" height Compliance
Your team may contact the applicant and request the installation of physical story poles (staking and netting) to demonstrate roofline and massing impacts. This demand would impose a requirement not identified by the zoning ordinance and not required for other similar applications. The ordinance allows for 24 feet above the current natural grade.

With the single-family construction permit application staff will review for maximum height allowance. The ordinance requires a single-family home application to provide a roof plan over topography for review. Staff will perform all reviews as per the ordinance requirements (including Section 6.1070).

8. Light Trespass (Section 7.600), Plant Salvage, and Neighborhood Impact
There are different requirements for the abandonment, minor subdivision, and single-family final plans and building permit applications. With the single-family construction permit application staff will review for site lighting trespass. Staff will review the proposals meet ordinance requirements.

With the single-family construction permit application the applicant will be required to submit a native plant inventory and salvage plan as per the ordinance requirements.

9. Demand for Neighborhood Information Meeting (NIM)
Staff has sent all parties that have provided interest in the proposed applications a meeting request for June 3, 2026, at 4:00 p.m. as per the suggested times and dates provided by residents.

10. Construction Access, Haul Route, and Construction Management
More recently, staff preformed this manner of review for the single-family residential development request for the parcel located immediately to the east of the proposed abandonment area (217-30-004M). As you

probably know, the house was completed in 2022/2023. Staff received some comments in regards to the construction staging of this site that will help staff direct the development in a better manner.

Again, I look forw3ard to our meeting.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>
Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)
- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

This proposal is not for any development, it is just an abandonment and preliminary plat. Any future development that will impact the wash will go through a rigorous review process at both the wash modification stage and the final plans stage to ensure than the development **will not adversely impact the surrounding properties**. This will require a full drainage report and grading and drainage plans signed and sealed by an engineer.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details
2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency
3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations
4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

A geotechnical report at this stage is unnecessary, as no development is being proposed. Once development is proposed, a geotechnical report is a standard part of the submittal process and will be reviewed.

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)
2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions
5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

There can be no pre-v-post analysis currently as there are no developments proposed, so no post-development conditions can be analyzed, modeled, and presented. The effective hydrology is freely available on the Flood Control District's website, and the City's requirements for erosion control and scour protection

are freely available in the City of Scottsdale DS&PM. As previously mentioned, no adverse impact to adjacent properties will be permitted.

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

The wash is designated as a 404 wash, therefore any development that will impact the wash will need to apply for a 404 permit from the Army Corps of Engineers. The City will not issue any permits without receiving documentation that the project complies with Section 404 of the Clean Water Act. As there is no development proposed, no impact to the wash can be determined.

3) Request for Review Record Inclusion

Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a "general concern," but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

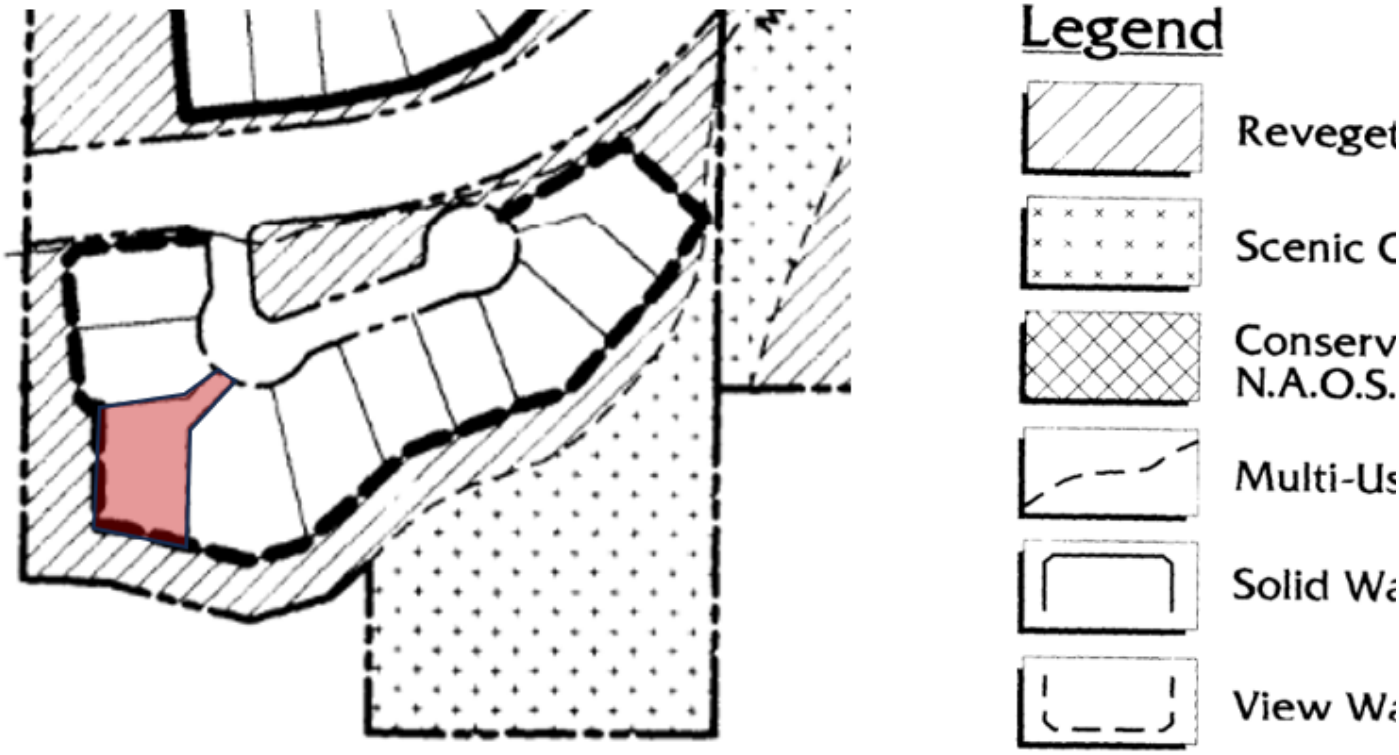
We appreciate the City's careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval.

The above-mentioned elements (i.e. **wash disturbance, fill/grade impacts, slope performance, and drainage alteration**), including a variety of other elements (i.e. native plants, setbacks, vehicular/pedestrian access, water and wastewater infrastructure, etc.), were reviewed for compliance for the existing communities surrounding the subject development area (i.e. Hidden Hills, Paloma Paseo, and Sierra Estates). Staff will perform the same review for the two remaining parcels within this area. More recently, staff preformed all required reviews for the single-family residential request for the parcel located immediately to the east of the proposed abandonment area (Graphic "A").

GRAPHIC "A"


217-30-006L
12
(13944)
11
(13932)
13
(13956)
17
(13941)
16
(13955)
14
(13968)
15
(13980)
217-30-006M
(11270)
217-30-004M
(11285)
NaN
66.2
3.33 acres
140
81.8
417
316

GRAPHIC “B”



Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

.

Respectfully,
Art Sobczak

On Wed, Jan 21, 2026 at 10:31 AM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,

I wanted to confirm that I received today the paper-copy of your comments via postal mail.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Friday, January 16, 2026 1:46 PM
To: 'Art Sobczak' <arts@businessbyphone.com>
Cc: Caton, Greg <GCaton@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Santaella, Luis <LSantaella@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958

(402)578-7999 mobile

--

Art Sobczak
(480-699-0958

Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, June 1, 2026 2:22 PM
To: craig expertinsights.net
Cc: Art Sobczak; John Spina; John Seeberger; pattymelt@cox.net; kwollaver@gmail.com; groverodphd@gmail.com; Nancy Koch; Paul; rjudd1397@cox.net
Subject: RE: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Craig,

Thank you for the comments. I will wait for the final decision, but I will consider the applicant to not be there for the meeting. I just thought it was more the responsibility of the applicant to defend the project. I can understand how your team would prefer to not have them there.

I am working on the comments as we speak. I was just making sure the comments are correct in their delivery. Again, I will have them to you as soon as I confirm their drafting.

Sincerely,

Jesús

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Monday, June 1, 2026 10:10 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Art Sobczak <arts@businessbyphone.com>; John Spina <johnwspina@gmail.com>; John Seeberger <jmseeberger@me.com>; pattymelt@cox.net; kwollaver@gmail.com; groverodphd@gmail.com; Nancy Koch <nknitter66@gmail.com>; Paul <knitterpaul@gmail.com>; rjudd1397@cox.net; craig expertinsights.net <craig@expertinsights.net>
Subject: Re: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus:

I have a meeting planned at my residence with a select group of residents for Tuesday (tomorrow) evening in order to properly prepared to efficiently discuss this matter on-line on Wednesday with the city. The sooner you can provide the promised responses to our concerns to-date, the better so we can discuss them Tuesday evening.

Thank you for providing the option for the developer attending the Wednesday on-line session up to the residents. This will be an item for discussion on Tuesday evening, but the informal feedback I have received to-date is a preference for the developer to NOT attend. If this changes, I will notify you.

Please make sure the informed residents copied on this email are on the e-vite for the Wednesday on-line discussion. There are a few new ones.

Looking forward to a productive meeting.

Thanks,

Craig Reinmuth

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Wednesday, May 27, 2026 3:52 PM
To: craig expertinsights.net <craig@expertinsights.net>
Subject: RE: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Of course - just did. Please let me know if you did not get it.

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Wednesday, May 27, 2026 7:37 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

External Email: Please use caution if opening links or attachments!

Jesus:

Thanks for your work on this project and setting up the meeting.

Could you please re-send the link for the meeting to me?

Thanks,

Craig

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 22, 2026 2:08 PM
To: Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Art Sobczak <arts@businessbyphone.com>; Ken Shaw <ken.shaw14@gmail.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com <tshaw61@gmail.com>; Realtor 'Charley' Schmitt <Cme2buyre@aol.com>; John Spina <johnwspina@gmail.com>; Rhonda Woolery <wooleryr@gmail.com>; Sally Seeberger <sallystapp0330@gmail.com>; craig expertinsights.net <craig@expertinsights.net>; pauliblatner@icloud.com <pauliblatner@icloud.com>; Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Wilson, Linda <LWilson@Scottsdaleaz.gov>; Tilley, Alex <ATilley@Scottsdaleaz.gov>
Cc: Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Domme, Nathan <NDomme@Scottsdaleaz.gov>; Mushtaq, Hasan <HMushtaq@Scottsdaleaz.gov>; Muiser, Maria <MMuiser@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Everyone,

I hope this email finds you all doing well. You are receiving this communication because you have expressed interest/opposition to the above-mentioned application requests.

A number of residents have provided comments in opposition to the request. Some of that opposition contained questions and/or asked for specific clarifications. In response, I am scheduling an on-line meeting for June 3, 2026, at 4:00 pm. I will be sending the meeting request shortly after this email.

Prior to that meeting, I will be sending out an email that tries to provide response and information to those comments. I am hoping to have that sent out by mid/late next week, hopefully giving your team some time to digest the comment prior to the meeting. I am inviting additional review staff to attend, but scheduling a meeting for a date sooner rather than later was not easy. I also do not want to delay the applicant's right to a hearing.

I also want to be clear that this meeting is not a "public meeting" where a commission or council will be making a decision. Those meetings are still to come, and I will notify the group of those dates, times, and locations. I also wanted to mention that any communication that you have provided, or will provide, will be included in all reports to the planning commission and City Council.

Please feel free to forward this meeting to any residents that you feel should be present at that meeting.

The applicant is willing to be at that meeting, but I wanted to be sure this group felt comfortable having them present. Please provide me your feedback in regards to this matter.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Monday, June 1, 2026 10:10 AM
To: Murillo, Jesus
Cc: Art Sobczak; John Spina; John Seeberger; pattymelt@cox.net; kwollaver@gmail.com; groverodphd@gmail.com; Nancy Koch; Paul; rjudd1397@cox.net; craig expertinsights.net
Subject: Re: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus:

I have a meeting planned at my residence with a select group of residents for Tuesday (tomorrow) evening in order to properly prepared to efficiently discuss this matter on-line on Wednesday with the city. The sooner you can provide the promised responses to our concerns to-date, the better so we can discuss them Tuesday evening.

Thank you for providing the option for the developer attending the Wednesday on-line session up to the residents. This will be an item for discussion on Tuesday evening, but the informal feedback I have received to-date is a preference for the developer to NOT attend. If this changes, I will notify you.

Please make sure the informed residents copied on this email are on the e-vite for the Wednesday on-line discussion. There are a few new ones.

Looking forward to a productive meeting.

Thanks,

Craig Reinmuth

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Wednesday, May 27, 2026 3:52 PM
To: craig expertinsights.net <craig@expertinsights.net>
Subject: RE: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Of course - just did. Please let me know if you did not get it.

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Wednesday, May 27, 2026 7:37 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus:

Thanks for your work on this project and setting up the meeting.

Could you please re-send the link for the meeting to me?

Thanks,

Craig

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 22, 2026 2:08 PM
To: Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Art Sobczak <arts@businessbyphone.com>; Ken Shaw <ken.shaw14@gmail.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com <tshaw61@gmail.com>; Realtor 'Charley' Schmitt <Cme2buyre@aol.com>; John Spina <johnwspina@gmail.com>; Rhonda Woolery <wooleryr@gmail.com>; Sally Seeberger <sallystapp0330@gmail.com>; craig expertinsights.net <craig@expertinsights.net>; pauliblatner@icloud.com <pauliblatner@icloud.com>; Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Wilson, Linda <LWilson@Scottsdaleaz.gov>; Tilley, Alex <ATilley@Scottsdaleaz.gov>
Cc: Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Domme, Nathan <NDomme@Scottsdaleaz.gov>; Mushtaq, Hasan <HMushtaq@Scottsdaleaz.gov>; Muiser, Maria <MMuiser@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Everyone,

I hope this email finds you all doing well. You are receiving this communication because you have expressed interest/opposition to the above-mentioned application requests.

A number of residents have provided comments in opposition to the request. Some of that opposition contained questions and/or asked for specific clarifications. In response, I am scheduling an on-line meeting for June 3, 2026, at 4:00 pm. I will be sending the meeting request shortly after this email.

Prior to that meeting, I will be sending out an email that tries to provide response and information to those comments. I am hoping to have that sent out by mid/late next week, hopefully giving your team some time to digest the comment prior to the meeting. I am inviting additional review staff to attend, but scheduling a meeting for a date sooner rather than later was not easy. I also do not want to delay the applicant's right to a hearing.

I also want to be clear that this meeting is not a "public meeting" where a commission or council will be making a decision. Those meetings are still to come, and I will notify the group of those dates, times, and locations. I also wanted to mention that any communication that you have provided, or will provide, will be included in all reports to the planning commission and City Council.

Please feel free to forward this meeting to any residents that you feel should be present at that meeting.

The applicant is willing to be at that meeting, but I wanted to be sure this group felt comfortable having them present. Please provide me your feedback in regards to this matter.

Sincerely,

Jesús Murillo
Senior Planner

City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Friday, May 29, 2026 9:28 AM
To: Murillo, Jesus
Subject: Re: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus:

Thank you for the update. I am refining a list of key people to participate in the on-line discussion next Wednesday and will forward it to you.

Craig

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Thursday, May 28, 2026 12:20 PM
To: Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Art Sobczak <arts@businessbyphone.com>; Ken Shaw <ken.shaw14@gmail.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com <tshaw61@gmail.com>; Realtor 'Charley' Schmitt <Cme2buyre@aol.com>; John Spina <johnwspina@gmail.com>; Rhonda Woolery <wooleryr@gmail.com>; Sally Seeberger <sallystapp0330@gmail.com>; craig expertinsights.net <craig@expertinsights.net>; pauliblatner@icloud.com <pauliblatner@icloud.com>; Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Wilson, Linda <LWilson@Scottsdaleaz.gov>; Tilley, Alex <ATilley@Scottsdaleaz.gov>
Subject: RE: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Everyone,

I hope these email finds you all doing well.

I wanted to provide an update to the group. I will have the responses to the letter by this Sunday/early Monday to give your team an opportunity to review the comments before the meeting.

Thank you to all who have already confirmed the date for the meeting.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Friday, May 22, 2026 2:08 PM
To: Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; 'Art Sobczak' <arts@businessbyphone.com>; Ken Shaw <ken.shaw14@gmail.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com; Realtor 'Charley' Schmitt <Cme2buyre@aol.com>; 'John Spina' <johnwspina@gmail.com>; 'Rhonda Woolery' <wooleryr@gmail.com>; 'Sally Seeberger' <sallystapp0330@gmail.com>; 'craig expertinsights.net' <craig@expertinsights.net>; 'pauliblatner@icloud.com' <pauliblatner@icloud.com>; Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Wilson, Linda <LWilson@Scottsdaleaz.gov>; Tilley, Alex <ATilley@Scottsdaleaz.gov>

Cc: Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Domme, Nathan <NDomme@Scottsdaleaz.gov>; Mushtaq, Hasan <HMushtaq@Scottsdaleaz.gov>; Muiser, Maria <MMuiser@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Everyone,

I hope this email finds you all doing well. You are receiving this communication because you have expressed interest/opposition to the above-mentioned application requests.

A number of residents have provided comments in opposition to the request. Some of that opposition contained questions and/or asked for specific clarifications. In response, I am scheduling an on-line meeting for June 3, 2026, at 4:00 pm. I will be sending the meeting request shortly after this email.

Prior to that meeting, I will be sending out an email that tries to provide response and information to those comments. I am hoping to have that sent out by mid/late next week, hopefully giving your team some time to digest the comment prior to the meeting. I am inviting additional review staff to attend, but scheduling a meeting for a date sooner rather than later was not easy. I also do not want to delay the applicant's right to a hearing.

I also want to be clear that this meeting is not a "public meeting" where a commission or council will be making a decision. Those meetings are still to come, and I will notify the group of those dates, times, and locations. I also wanted to mention that any communication that you have provided, or will provide, will be included in all reports to the planning commission and City Council.

Please feel free to forward this meeting to any residents that you feel should be present at that meeting.

The applicant is willing to be at that meeting, but I wanted to be sure this group felt comfortable having them present. Please provide me your feedback in regards to this matter.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Rhonda Woolery <wooleryr@gmail.com>
Sent: Thursday, May 28, 2026 12:30 PM
To: Murillo, Jesus
Cc: Don Roberton
Subject: Re: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,
Can you please send invite to my husband as well? Our home email is Roberton@cox.net and copied here,
Thank you!!
Rhonda
Sent from my iPhone

On May 28, 2026, at 12:20 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Everyone,

I hope these email finds you all doing well.

I wanted to provide an update to the group. I will have the responses to the letter by this Sunday/early Monday to give your team an opportunity to review the comments before the meeting.

Thank you to all who have already confirmed the date for the meeting.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Friday, May 22, 2026 2:08 PM
To: Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; 'Art Sobczak' <arts@businessbyphone.com>; Ken Shaw <ken.shaw14@gmail.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com; Realtor 'Charley' Schmitt <Cme2buyre@aol.com>; 'John Spina' <johnwspina@gmail.com>; 'Rhonda Woolery' <wooleryr@gmail.com>; 'Sally Seeberger' <sallystapp0330@gmail.com>; 'craig expertinsights.net' <craig@expertinsights.net>; 'pauliblatner@icloud.com' <pauliblatner@icloud.com>; Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Wilson, Linda <LWilson@Scottsdaleaz.gov>; Tilley, Alex <ATilley@Scottsdaleaz.gov>
Cc: Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Domme, Nathan <NDomme@Scottsdaleaz.gov>; Mushtaq, Hasan <HMushtaq@Scottsdaleaz.gov>; Muiser, Maria <MMuiser@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Everyone,

I hope this email finds you all doing well. You are receiving this communication because you have expressed interest/opposition to the above-mentioned application requests.

A number of residents have provided comments in opposition to the request. Some of that opposition contained questions and/or asked for specific clarifications. In response, I am scheduling an on-line meeting for June 3, 2026, at 4:00 pm. I will be sending the meeting request shortly after this email.

Prior to that meeting, I will be sending out an email that tries to provide response and information to those comments. I am hoping to have that sent out by mid/late next week, hopefully giving your team some time to digest the comment prior to the meeting. I am inviting additional review staff to attend, but scheduling a meeting for a date sooner rather than later was not easy. I also do not want to delay the applicant's right to a hearing.

I also want to be clear that this meeting is not a "public meeting" where a commission or council will be making a decision. Those meetings are still to come, and I will notify the group of those dates, times, and locations. I also wanted to mention that any communication that you have provided, or will provide, will be included in all reports to the planning commission and City Council.

Please feel free to forward this meeting to any residents that you feel should be present at that meeting.

The applicant is willing to be at that meeting, but I wanted to be sure this group felt comfortable having them present. Please provide me your feedback in regards to this matter.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, May 28, 2026 12:20 PM
To: Dominguez, Helayne; Lynch, Jennifer; 'Art Sobczak'; 'Ken Shaw'; 'Pam Black'; 'tshaw61@gmail.com'; 'Realtor 'Charley' Schmitt'; 'John Spina'; 'Rhonda Woolery'; 'Sally Seeberger'; 'craig expertinsights.net'; 'pauliblatner@icloud.com'; Dominguez, Helayne; Lynch, Jennifer; Wilson, Linda; Tilley, Alex
Subject: RE: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Everyone,

I hope these email finds you all doing well.

I wanted to provide an update to the group. I will have the responses to the letter by this Sunday/early Monday to give your team an opportunity to review the comments before the meeting.

Thank you to all who have already confirmed the date for the meeting.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Friday, May 22, 2026 2:08 PM
To: Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; 'Art Sobczak' <arts@businessbyphone.com>; Ken Shaw <ken.shaw14@gmail.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com; Realtor 'Charley' Schmitt <Cme2buyre@aol.com>; 'John Spina' <johnwspina@gmail.com>; 'Rhonda Woolery' <wooleryr@gmail.com>; 'Sally Seeberger' <sallystapp0330@gmail.com>; 'craig expertinsights.net' <craig@expertinsights.net>; 'pauliblatner@icloud.com' <pauliblatner@icloud.com>; Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Wilson, Linda <LWilson@Scottsdaleaz.gov>; Tilley, Alex <ATilley@Scottsdaleaz.gov>
Cc: Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Domme, Nathan <NDomme@Scottsdaleaz.gov>; Mushtaq, Hasan <HMushtaq@Scottsdaleaz.gov>; Muiser, Maria <MMuiser@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Everyone,

I hope this email finds you all doing well. You are receiving this communication because you have expressed interest/opposition to the above-mentioned application requests.

A number of residents have provided comments in opposition to the request. Some of that opposition contained questions and/or asked for specific clarifications. In response, I am scheduling an on-line meeting for June 3, 2026, at 4:00 pm. I will be sending the meeting request shortly after this email.

Prior to that meeting, I will be sending out an email that tries to provide response and information to those comments. I am hoping to have that sent out by mid/late next week, hopefully giving your team some time to digest the comment prior to the meeting. I am inviting additional review staff to attend, but scheduling a meeting for a date sooner rather than later was not easy. I also do not want to delay the applicant's right to a hearing.

I also want to be clear that this meeting is not a “public meeting” where a commission or council will be making a decision. Those meetings are still to come, and I will notify the group of those dates, times, and locations. I also wanted to mention that any communication that you have provided, or will provide, will be included in all reports to the planning commission and City Council.

Please feel free to forward this meeting to any residents that you feel should be present at that meeting.

The applicant is willing to be at that meeting, but I wanted to be sure this group felt comfortable having them present. Please provide me your feedback in regards to this matter.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)
Location: Microsoft Teams Meeting

Start: Wed 6/3/2026 4:00 PM
End: Wed 6/3/2026 5:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Murillo, Jesus
Required Attendees Murillo, Jesus; Dominguez, Helayne; Lynch, Jennifer; Art Sobczak; Ken Shaw; Pam Black; tshaw61 @gmail.com; Realtor 'Charley' Schmitt; John Spina; Rhonda Woolery; Sally Seeberger; craig expertinsights.net; pauliblatner@icloud.com; Wilson, Linda; Tilley, Alex
Optional Attendees: Hayes, Eliana; Domme, Nathan; Mushtaq, Hasan; Muiser, Maria; John Seeberger; Campo, Julia; Paul Knitter

---

Microsoft Teams meeting

Join:

https://teams.microsoft.com/meet/254709799505713?p=ku1lJKjlz2NoZJ79cc

Meeting ID: 254 709 799 505 713

Passcode: CU3M6tG6

Need help? | System reference

Dial in by phone

+1 480-378-2354,,178216899# United States, Tempe

Find a local number

Phone conference ID: 178 216 899#

For organizers: Meeting options | Reset dial-in PIN

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, May 27, 2026 3:53 PM
To: 'craig expertinsights.net'
Subject: RE: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Of course - just did. Please let me know if you did not get it.

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Wednesday, May 27, 2026 7:37 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus:

Thanks for your work on this project and setting up the meeting.

Could you please re-send the link for the meeting to me?

Thanks,

Craig

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 22, 2026 2:08 PM
To: Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Art Sobczak <arts@businessbyphone.com>; Ken Shaw <ken.shaw14@gmail.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com <tshaw61@gmail.com>; Realtor 'Charley' Schmitt <Cme2buyre@aol.com>; John Spina <johnwspina@gmail.com>; Rhonda Woolery <wooleryr@gmail.com>; Sally Seeberger <sallystapp0330@gmail.com>; craig expertinsights.net <craig@expertinsights.net>; pauliblatner@icloud.com <pauliblatner@icloud.com>; Dominguez, Helayne <HDominguez@Scottsdaleaz.gov>; Lynch, Jennifer <JLynch@Scottsdaleaz.gov>; Wilson, Linda <LWilson@Scottsdaleaz.gov>; Tilley, Alex <ATilley@Scottsdaleaz.gov>
Cc: Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Domme, Nathan <NDomme@Scottsdaleaz.gov>; Mushtaq, Hasan <HMushtaq@Scottsdaleaz.gov>; Muiser, Maria <MMuiser@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Everyone,

I hope this email finds you all doing well. You are receiving this communication because you have expressed interest/opposition to the above-mentioned application requests.

A number of residents have provided comments in opposition to the request. Some of that opposition contained questions and/or asked for specific clarifications. In response, I am scheduling an on-line meeting for June 3, 2026, at 4:00 pm. I will be sending the meeting request shortly after this email.

Prior to that meeting, I will be sending out an email that tries to provide response and information to those comments. I am hoping to have that sent out by mid/late next week, hopefully giving your team some time to

digest the comment prior to the meeting. I am inviting additional review staff to attend, but scheduling a meeting for a date sooner rather than later was not easy. I also do not want to delay the applicant's right to a hearing.

I also want to be clear that this meeting is not a "public meeting" where a commission or council will be making a decision. Those meetings are still to come, and I will notify the group of those dates, times, and locations. I also wanted to mention that any communication that you have provided, or will provide, will be included in all reports to the planning commission and City Council.

Please feel free to forward this meeting to any residents that you feel should be present at that meeting.

The applicant is willing to be at that meeting, but I wanted to be sure this group felt comfortable having them present. Please provide me your feedback in regards to this matter.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, May 22, 2026 4:17 PM
To: 'John Spina'
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello Sir,

The time has been blocked for us to meet, and yes, we can meet here at the planning office.

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Friday, May 22, 2026 4:09 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Carr Abandonment Update (3-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Tuesday 1pm to 2pm is great. Ok to meet at the planning office?

Best,
John

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 22, 2026 4:03:32 PM
To: John Spina <johnwspina@gmail.com>
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello John,

Thank you - I wanted to establish the time you and I are going to discuss your comments.

I have Tuesday – May 26 - 1:00 to 2:00
I have Wednesday - May 27 - 2:00 to 3:00
I have Monday - June 1 - 1:00 to 2:00 and 4:00 to 5:00

Please let me know if a date and time work for you.

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Friday, May 22, 2026 3:04 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Carr Abandonment Update (3-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

That's perfect, Jesus. I appreciate everything you're doing.

Best,
John

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 22, 2026 1:17:50 PM
To: John Spina <johnwspina@gmail.com>
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello John,

I wanted you to know that you and I will meet prior to the meeting with all the neighbors. But, I did need to schedule that meeting sooner rather than later, so you will see that neighbors meeting pop-up here pretty soon. You will be invited to that meeting as well.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Wednesday, May 20, 2026 5:45 PM
To: 'John Spina' <johnwspina@gmail.com>
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello Sir,

Thank you for your updated comments. I will sift thorough the updated concerns, and I will call you to discuss. I will try to contact you tomorrow, unless you have a different day you would like me to reach out to you.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, May 20, 2026 5:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Carr Abondoment Update

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,

I left you a couple of emails to update you on the concerns I gave you back in January concerning this Abandonment and Subdivision case.

I have attached an updated version for your review and for our discussion.

If you give me a couple of dates and times, I will give you a call.

Thank you.

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Friday, May 22, 2026 4:09 PM
To: Murillo, Jesus
Subject: Re: Carr Abandonment Update (3-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Tuesday 1pm to 2pm is great. Ok to meet at the planning office?

Best,
John

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 22, 2026 4:03:32 PM
To: John Spina <johnwspina@gmail.com>
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello John,

Thank you - I wanted to establish the time you and I are going to discuss your comments.

I have Tuesday – May 26 - 1:00 to 2:00
I have Wednesday - May 27 - 2:00 to 3:00
I have Monday - June 1 - 1:00 to 2:00 and 4:00 to 5:00

Please let me know if a date and time work for you.

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Friday, May 22, 2026 3:04 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Carr Abandonment Update (3-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

That's perfect, Jesus. I appreciate everything you're doing.

Best,
John

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 22, 2026 1:17:50 PM
To: John Spina <johnwspina@gmail.com>
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello John,

I wanted you to know that you and I will meet prior to the meeting with all the neighbors. But, I did need to schedule that meeting sooner rather than later, so you will see that neighbors meeting pop-up here pretty soon. You will be invited to that meeting as well.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Wednesday, May 20, 2026 5:45 PM
To: 'John Spina' <johnwspina@gmail.com>
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello Sir,

Thank you for your updated comments. I will sift thorough the updated concerns, and I will call you to discuss. I will try to contact you tomorrow, unless you have a different day you would like me to reach out to you.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, May 20, 2026 5:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Carr Abondoment Update

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,

I left you a couple of emails to update you on the concerns I gave you back in January concerning this Abandonment and Subdivision case.

I have attached an updated version for your review and for our discussion.

If you give me a couple of dates and times, I will give you a call.

Thank you.

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, May 22, 2026 4:04 PM
To: 'John Spina'
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello John,

Thank you - I wanted to establish the time you and I are going to discuss your comments.

I have Tuesday – May 26 - 1:00 to 2:00
I have Wednesday - May 27 - 2:00 to 3:00
I have Monday - June 1 - 1:00 to 2:00 and 4:00 to 5:00

Please let me know if a date and time work for you.

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Friday, May 22, 2026 3:04 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Carr Abandonment Update (3-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

That's perfect, Jesus. I appreciate everything you're doing.

Best,
John

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 22, 2026 1:17:50 PM
To: John Spina <johnwspina@gmail.com>
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello John,

I wanted you to know that you and I will meet prior to the meeting with all the neighbors. But, I did need to schedule that meeting sooner rather than later, so you will see that neighbors meeting pop-up here pretty soon. You will be invited to that meeting as well.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Wednesday, May 20, 2026 5:45 PM
To: 'John Spina' <johnwspina@gmail.com>
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello Sir,

Thank you for your updated comments. I will sift thorough the updated concerns, and I will call you to discuss. I will try to contact you tomorrow, unless you have a different day you would like me to reach out to you.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, May 20, 2026 5:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Carr Abondoment Update

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,

I left you a couple of emails to update you on the concerns I gave you back in January concerning this Abandonment and Subdivision case.

I have attached an updated version for your review and for our discussion.

If you give me a couple of dates and times, I will give you a call.

Thank you.

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Friday, May 22, 2026 3:04 PM
To: Murillo, Jesus
Subject: Re: Carr Abandonment Update (3-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

That's perfect, Jesus. I appreciate everything you're doing.

Best,
John

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 22, 2026 1:17:50 PM
To: John Spina <johnwspina@gmail.com>
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello John,

I wanted you to know that you and I will meet prior to the meeting with all the neighbors. But, I did need to schedule that meeting sooner rather than later, so you will see that neighbors meeting pop-up here pretty soon. You will be invited to that meeting as well.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Wednesday, May 20, 2026 5:45 PM
To: 'John Spina' <johnwspina@gmail.com>
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello Sir,

Thank you for your updated comments. I will sift thorough the updated concerns, and I will call you to discuss. I will try to contact you tomorrow, unless you have a different day you would like me to reach out to you.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, May 20, 2026 5:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Carr Abondoment Update

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,

I left you a couple of emails to update you on the concerns I gave you back in January concerning this Abandonment and Subdivision case.

I have attached an updated version for your review and for our discussion.

If you give me a couple of dates and times, I will give you a call.

Thank you.

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, May 22, 2026 2:08 PM
To: Dominguez, Helayne; Lynch, Jennifer; 'Art Sobczak'; Ken Shaw; Pam Black; tshaw61@gmail.com; Realtor 'Charley' Schmitt; 'John Spina'; 'Rhonda Woolery'; 'Sally Seeberger'; 'craig expertinsights.net'; 'pauliblatner@icloud.com'; Dominguez, Helayne; Lynch, Jennifer; Wilson, Linda; Tilley, Alex
Cc: Hayes, Eliana; Domme, Nathan; Mushtaq, Hasan; Muiser, Maria; Curtis, Tim
Subject: Case Discussion - Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Everyone,

I hope this email finds you all doing well. You are receiving this communication because you have expressed interest/opposition to the above-mentioned application requests.

A number of residents have provided comments in opposition to the request. Some of that opposition contained questions and/or asked for specific clarifications. In response, I am scheduling an on-line meeting for June 3, 2026, at 4:00 pm. I will be sending the meeting request shortly after this email.

Prior to that meeting, I will be sending out an email that tries to provide response and information to those comments. I am hoping to have that sent out by mid/late next week, hopefully giving your team some time to digest the comment prior to the meeting. I am inviting additional review staff to attend, but scheduling a meeting for a date sooner rather than later was not easy. I also do not want to delay the applicant's right to a hearing.

I also want to be clear that this meeting is not a "public meeting" where a commission or council will be making a decision. Those meetings are still to come, and I will notify the group of those dates, times, and locations. I also wanted to mention that any communication that you have provided, or will provide, will be included in all reports to the planning commission and City Council.

Please feel free to forward this meeting to any residents that you feel should be present at that meeting.

The applicant is willing to be at that meeting, but I wanted to be sure this group felt comfortable having them present. Please provide me your feedback in regards to this matter.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, May 22, 2026 1:18 PM
To: 'John Spina'
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello John,

I wanted you to know that you and I will meet prior to the meeting with all the neighbors. But, I did need to schedule that meeting sooner rather than later, so you will see that neighbors meeting pop-up here pretty soon. You will be invited to that meeting as well.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Wednesday, May 20, 2026 5:45 PM
To: 'John Spina' <johnwspina@gmail.com>
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello Sir,

Thank you for your updated comments. I will sift thorough the updated concerns, and I will call you to discuss. I will try to contact you tomorrow, unless you have a different day you would like me to reach out to you.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, May 20, 2026 5:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Carr Abondoment Update

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,

I left you a couple of emails to update you on the concerns I gave you back in January concerning this Abandonment and Subdivision case.

I have attached an updated version for your review and for our discussion.

If you give me a couple of dates and times, I will give you a call.

Thank you.

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, May 21, 2026 9:54 AM
To: ''Charley' Davis'; Art Sobczak
Cc: Ken Shaw; Pam Black; tshaw61@gmail.com
Subject: RE: Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Hello Mr. Davis,

Thank you for your note. I will also keep you updated on the public meetings as they are assigned for the case. Those will occur after this meeting, and you will have an opportunity to attend them as well.

Sincerely,

Jesús

From: 'Charley' Davis <cme2buyre@aol.com>
Sent: Thursday, May 21, 2026 9:42 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>; Art Sobczak <arts@businessbyphone.com>
Cc: Ken Shaw <ken.shaw14@gmail.com>; Pam Black <pam@pamelablackhealthcoach.com>; tshaw61@gmail.com
Subject: Re: Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Thank you all for your hard work---we appreciate it.

Although we won't be able to attend any meetings in the foreseeable future, we feel that our interests will be well-represented by the Sobczak and Shaw families.

With Warm Regards,

The Davis'

On Thursday, May 21, 2026 at 06:13:59 AM MST, Art Sobczak <arts@businessbyphone.com> wrote:

> Jesua, thank you for the update.
>
> We are out and mostly unavailable until returning 6/2. Then leaving again 6/9. So, between 6/2-6/8 would work best for us. I suggest virtual as that likely would be easiest to coordinate.
>
> Best wishes,
>
> Art
>
> On Wed, May 20, 2026 at 8:11 PM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:
>
> > Thank you Mr. Shaw for your input. I am hoping that the meeting occurs early June.

From: Ken Shaw <ken.shaw14@gmail.com>
Sent: Wednesday, May 20, 2026 7:06 PM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Art Sobczak <arts@businessbyphone.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com; Realtor 'Charley' Davis <Cme2buyre@aol.com>
Subject: Re: Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Speaking for the Shaw's, it appears that meeting is likely in early June and we are flexible during that time to make ourselves available.

Regards

Ken and Tami Shaw

Sent from my iPhone

> On May 20, 2026, at 8:23 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:
>
> Hello Mr. Sobczak,
>
> Please accept this email as a follow-up to the voicemail I just left. I wanted to provide you an update, since I was previously hoping to have responses to your opposition letter by mid-week. The update is that I am having my responses vetted with the rest of my staff to be sure I am providing accurate replies.
>
> In the meantime, I would like to set up a date and time for the meeting you requested in the letter. I will ensure that you have the comments prior to the meeting so that you have time to review the comments before we meet. Please identify whether a virtual on-line meeting would work, or whether you wish the meeting to be in person. **Monday (May 25)** is also holiday, and the city offices will be closed. For additional reference, I will be out of the office next **Thursday (May 28) and Friday (May 29)**, and have all-day city commitments on **Wednesday (June 3) and Thursday (June 4)**. Please let me know what date and time could work for you and your team.

I have also received comments from another resident, and I would invite them to that meeting as well to ensure the same information is provided to all interested parties.

I also would suggest the applicant attend the meeting, as the request was submitted by their team and they will have purview to the same information. Please let me know what you think about the suggestion. I will respect your team's decision.

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251

Phone: 480-312-7849

Fax: 480-312-9037

Get informed!







--

Art Sobczak
(480-699-0958

Get weekly sales tips, insights, and rants delivered free every week in my Smart Calling Report. See back issues and subscribe free at
https://smartcallingreport.com/

Murillo, Jesus

From: 'Charley' Davis <cme2buyre@aol.com>
Sent: Thursday, May 21, 2026 9:42 AM
To: Murillo, Jesus; Art Sobczak
Cc: Ken Shaw; Pam Black; tshaw61@gmail.com
Subject: Re: Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Thank you all for your hard work---we appreciate it.

Although we won't be able to attend any meetings in the foreseeable future, we feel that our interests will be well-represented by the Sobczak and Shaw families.

With Warm Regards,

The Davis'

On Thursday, May 21, 2026 at 06:13:59 AM MST, Art Sobczak <arts@businessbyphone.com> wrote:

> Jesua, thank you for the update.
>
> We are out and mostly unavailable until returning 6/2. Then leaving again 6/9. So, between 6/2-6/8 would work best for us. I suggest virtual as that likely would be easiest to coordinate.
>
> Best wishes,
>
> Art
>
> On Wed, May 20, 2026 at 8:11 PM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:
>
> > Thank you Mr. Shaw for your input. I am hoping that the meeting occurs early June.
> >
> > ---
> >
> > **From:** Ken Shaw <ken.shaw14@gmail.com>
> > **Sent:** Wednesday, May 20, 2026 7:06 PM
> > **To:** Murillo, Jesus <JMurillo@scottsdaleaz.gov>
> > **Cc:** Art Sobczak <arts@businessbyphone.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com; Realtor 'Charley' Davis <Cme2buyre@aol.com>
> > **Subject:** Re: Carr Applications (Cases 7-AB-2025 and 13-MD-2025)
> >
> > ⚠ **External Email: Please use caution if opening links or attachments!**
> >
> > Speaking for the Shaw's, it appears that meeting is likely in early June and we are flexible during that time to make ourselves available.

Regards

Ken and Tami Shaw

Sent from my iPhone

On May 20, 2026, at 8:23 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Mr. Sobczak,

Please accept this email as a follow-up to the voicemail I just left. I wanted to provide you an update, since I was previously hoping to have responses to your opposition letter by mid-week. The update is that I am having my responses vetted with the rest of my staff to be sure I am providing accurate replies.

In the meantime, I would like to set up a date and time for the meeting you requested in the letter. I will ensure that you have the comments prior to the meeting so that you have time to review the comments before we meet. Please identify whether a virtual on-line meeting would work, or whether you wish the meeting to be in person. **Monday (May 25)** is also holiday, and the city offices will be closed. For additional reference, I will be out of the office next **Thursday (May 28) and Friday (May 29)**, and have all-day city commitments on **Wednesday (June 3) and Thursday (June 4)**. Please let me know what date and time could work for you and your team.

I have also received comments from another resident, and I would invite them to that meeting as well to ensure the same information is provided to all interested parties.

I also would suggest the applicant attend the meeting, as the request was submitted by their team and they will have purview to the same information. Please let me know what you think about the suggestion. I will respect your team's decision.

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251

Phone: 480-312-7849

Fax: 480-312-9037

Get informed!



--

Art Sobczak
(480-699-0958

Get weekly sales tips, insights, and rants delivered free every week in my Smart Calling Report. See back issues and subscribe free at
https://smartcallingreport.com/

Murillo, Jesus

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, May 21, 2026 6:14 AM
To: Murillo, Jesus
Cc: Ken Shaw; Pam Black; tshaw61@gmail.com; Realtor 'Charley' Schmitt
Subject: Re: Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesua, thank you for the update.

We are out and mostly unavailable until returning 6/2. Then leaving again 6/9. So, between 6/2-6/8 would work best for us. I suggest virtual as that likely would be easiest to coordinate.

Best wishes,

Art

On Wed, May 20, 2026 at 8:11 PM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Thank you Mr. Shaw for your input. I am hoping that the meeting occurs early June.

From: Ken Shaw <ken.shaw14@gmail.com>
Sent: Wednesday, May 20, 2026 7:06 PM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Art Sobczak <arts@businessbyphone.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com; Realtor 'Charley' Schmitt <Cme2buyre@aol.com>
Subject: Re: Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Speaking for the Shaw's, it appears that meeting is likely in early June and we are flexible during that time to make ourselves available.

Regards

Ken and Tami Shaw

Sent from my iPhone

On May 20, 2026, at 8:23 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Mr. Sobczak,

Please accept this email as a follow-up to the voicemail I just left. I wanted to provide you an update, since I was previously hoping to have responses to your opposition letter by mid-week. The update is that I am having my responses vetted with the rest of my staff to be sure I am providing accurate replies.

In the meantime, I would like to set up a date and time for the meeting you requested in the letter. I will ensure that you have the comments prior to the meeting so that you have time to review the comments before we meet. Please identify whether a virtual on-line meeting would work, or whether you wish the meeting to be in person. **Monday (May 25)** is also holiday, and the city offices will be closed. For additional reference, I will be out of the office next **Thursday (May 28) and Friday (May 29)**, and have all-day city commitments on **Wednesday (June 3) and Thursday (June 4)**. Please let me know what date and time could work for you and your team.

I have also received comments from another resident, and I would invite them to that meeting as well to ensure the same information is provided to all interested parties.

I also would suggest the applicant attend the meeting, as the request was submitted by their team and they will have purview to the same information. Please let me know what you think about the suggestion. I will respect your team's decision.

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251

Phone: 480-312-7849

Fax: 480-312-9037

Get informed!

<image001.png>

<image002.png>

<image003.png>

--

Art Sobczak
(480-699-0958

Get weekly sales tips, insights, and rants delivered free every week in my Smart Calling Report. See back issues and subscribe free at
https://smartcallingreport.com/

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, May 20, 2026 7:11 PM
To: Ken Shaw
Cc: Art Sobczak; Pam Black; tshaw61@gmail.com; Realtor 'Charley' Schmitt
Subject: RE: Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Thank you Mr. Shaw for your input. I am hoping that the meeting occurs early June.

From: Ken Shaw <ken.shaw14@gmail.com>
Sent: Wednesday, May 20, 2026 7:06 PM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Art Sobczak <arts@businessbyphone.com>; Pam Black <Pam@pamelablackhealthcoach.com>; tshaw61@gmail.com; Realtor 'Charley' Schmitt <Cme2buyre@aol.com>
Subject: Re: Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Speaking for the Shaw's, it appears that meeting is likely in early June and we are flexible during that time to make ourselves available.

Regards

Ken and Tami Shaw

Sent from my iPhone

> On May 20, 2026, at 8:23 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:
>
> Hello Mr. Sobczak,
>
> Please accept this email as a follow-up to the voicemail I just left. I wanted to provide you an update, since I was previously hoping to have responses to your opposition letter by mid-week. The update is that I am having my responses vetted with the rest of my staff to be sure I am providing accurate replies.
>
> In the meantime, I would like to set up a date and time for the meeting you requested in the letter. I will ensure that you have the comments prior to the meeting so that you have time to review the comments before we meet. Please identify whether a virtual on-line meeting would work, or whether you wish the meeting to be in person. **Monday (May 25)** is also holiday, and the city offices will be closed. For additional reference, I will be out of the office next **Thursday (May 28) and Friday (May 29)**, and have all-day city commitments on **Wednesday (June 3) and Thursday (June 4)**. Please let me know what date and time could work for you and your team.

I have also received comments from another resident, and I would invite them to that meeting as well to ensure the same information is provided to all interested parties.

I also would suggest the applicant attend the meeting, as the request was submitted by their team and they will have purview to the same information. Please let me know what you think about the suggestion. I will respect your team's decision.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!
<image001.png>

<image002.png>

<image003.png>

Murillo, Jesus

From: Ken Shaw <ken.shaw14@gmail.com>
Sent: Wednesday, May 20, 2026 7:06 PM
To: Murillo, Jesus
Cc: Art Sobczak; Pam Black; tshaw61@gmail.com; Realtor 'Charley' Schmitt
Subject: Re: Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Speaking for the Shaw's, it appears that meeting is likely in early June and we are flexible during that time to make ourselves available.

Regards

Ken and Tami Shaw

Sent from my iPhone

> On May 20, 2026, at 8:23 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:
>
> Hello Mr. Sobczak,
>
> Please accept this email as a follow-up to the voicemail I just left. I wanted to provide you an update, since I was previously hoping to have responses to your opposition letter by mid-week. The update is that I am having my responses vetted with the rest of my staff to be sure I am providing accurate replies.
>
> In the meantime, I would like to set up a date and time for the meeting you requested in the letter. I will ensure that you have the comments prior to the meeting so that you have time to review the comments before we meet. Please identify whether a virtual on-line meeting would work, or whether you wish the meeting to be in person. **Monday (May 25)** is also holiday, and the city offices will be closed. For additional reference, I will be out of the office next **Thursday (May 28) and Friday (May 29)**, and have all-day city commitments on **Wednesday (June 3) and Thursday (June 4)**. Please let me know what date and time could work for you and your team.
>
> I have also received comments from another resident, and I would invite them to that meeting as well to ensure the same information is provided to all interested parties.
>
> I also would suggest the applicant attend the meeting, as the request was submitted by their team and they will have purview to the same information. Please let me know what you think about the suggestion. I will respect your team's decision.
>
> Sincerely,
>
> Jesús Murillo

Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!







Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, May 20, 2026 6:23 PM
To: Art Sobczak
Cc: Pam Black; TShaw61@gmail.com; Ken Shaw; 'Charley' Schmitt, Realtor
Subject: Carr Applications (Cases 7-AB-2025 and 13-MD-2025)

Importance: High

Hello Mr. Sobczak,

Please accept this email as a follow-up to the voicemail I just left. I wanted to provide you an update, since I was previously hoping to have responses to your opposition letter by mid-week. The update is that I am having my responses vetted with the rest of my staff to be sure I am providing accurate replies.

In the meantime, I would like to set up a date and time for the meeting you requested in the letter. I will ensure that you have the comments prior to the meeting so that you have time to review the comments before we meet. Please identify whether a virtual on-line meeting would work, or whether you wish the meeting to be in person. **Monday (May 25)** is also holiday, and the city offices will be closed. For additional reference, I will be out of the office next **Thursday (May 28) and Friday (May 29)**, and have all-day city commitments on **Wednesday (June 3) and Thursday (June 4)**. Please let me know what date and time could work for you and your team.

I have also received comments from another resident, and I would invite them to that meeting as well to ensure the same information is provided to all interested parties.

I also would suggest the applicant attend the meeting, as the request was submitted by their team and they will have purview to the same information. Please let me know what you think about the suggestion. I will respect your team's decision.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, May 20, 2026 5:45 PM
To: 'John Spina'
Subject: RE: Carr Abandonment Update (3-AB-2025)

Hello Sir,

Thank you for your updated comments. I will sift thorough the updated concerns, and I will call you to discuss. I will try to contact you tomorrow, unless you have a different day you would like me to reach out to you.

Sincerely,

Jesús

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, May 20, 2026 5:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Carr Abondoment Update

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,

I left you a couple of emails to update you on the concerns I gave you back in January concerning this Abandonment and Subdivision case.

I have attached an updated version for your review and for our discussion.

If you give me a couple of dates and times, I will give you a call.

Thank you.

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, May 20, 2026 5:30 PM
To: Murillo, Jesus
Subject: Carr Abondoment Update
Attachments: Carr Abandoment and Subdivision Case Concern Update May 2026.pdf

Follow Up Flag: Follow up
Flag Status: Completed

⚠ **External Email: Please use caution if opening links or attachments!**

Hi Jesus,

I left you a couple of emails to update you on the concerns I gave you back in January concerning this Abandonment and Subdivision case.

I have attached an updated version for your review and for our discussion.

If you give me a couple of dates and times, I will give you a call.

Thank you.

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

John W Spina

13968 East Yucca Street
Scottsdale AZ 85259
Phone: 480-634-7329 Mobile: 847-942-3088
E-Mail: johnwspina@gmail.com

May 19, 2026

Jesus Murillo
Planning Department

Re: UPDATE-Carr Abandonment and Subdivision Concerns

Thank you for your message yesterday. Below is an update to my previous communication (below) from January 21, 2026.

Below is a summary of the questions and concerns regarding the abandonment and subdivision applications for Carr.

Key Principals/Points

1. Carr should be allowed the abandonment in its entirety vs the current revision.
2. Lot 2 is not, and never will be a buildable lot for a “luxury residence”
3. Lot 1 grading plan must be consistent with the adjoining properties with a driveway slope no greater than 8%.
4. Lot 1 building envelope will be consistent with the adjoining properties.
5. Lot 1 will be substantially improved as a result of the abandonment and therefore the Market Value Provision must be applied

The following questions and concerns need to be addressed directly.

LOT 2

1. Is it reasonable to assume a luxury residence can or will ever be constructed on lot number 2?
2. After reviewing the topographical characteristics of lot 2. Does current zoning and planning regulations allow for construction of a luxury residence without accommodations?
3. What accommodations or exceptions will be required under ESL for a luxury residence on this lot?
4. What does a “luxury residence” on this lot look like? Is a rendering required?
5. The wash and the preservation of its effectiveness will be impacted by grading or installation of new retaining walls. What feasibility studies are required here? Can the walls even be built?
6. The wash buffer of the 100-year flood inundation area on the northern and western portions of Lot 2 serves as a natural barrier but severely limits the "Limit of Disturbance". What are the applicants plans to address this concern?
7. Lot 2’s 20’ driveway access corridor is not an acceptable flag lot modification. It is a self-imposed hardship created by the applicant for abandonment and not a hardship inherent to the current landscape.
8. The request to reduce the lot width from 150 feet to 20 feet is an 86% deviation from standard R1-43 code. This creates a narrow, 330-foot long driveway that will complicate emergency access and utility service. ***This previously raised concern appears to not be addressed in the revision by the applicant.***
9. Why does lot 2 need the long driveway if in the revised application a smaller ROW is retained? What was the purpose of retaining the ROW for future public use in the revised application?

LOT 1 There are Grading, Drainage, and Topographic Constraints/Concerns to be addressed

1. Does the current grading plan manage the significant elevation differences between the new building pads and the existing adjacent properties? ***This previously raised concern appears to not be addressed in the revision by the applicant.***
2. Does the current grading plan manage the significant elevation differences from the northern most point of the lot to much lower elevation of the access to the Gail Street? ***This previously raised concern appears to not be addressed in the revision by the applicant.***
3. Do the proposed retaining walls along property lines address the relevant and significant elevation differences? The proposed retaining walls along property lines are intended to manage transitions for the lot *only* AND will result in significant vertical massing facing existing neighbors. ***This previously raised concern appears to not be addressed in the revision by the applicant.***
4. Given the proximity to the wash, does the proposed building envelope sufficiently address concerns? Does a building envelope that matches the properties to the west and east and to the southernmost allowable point of the lot more reasonable?

Abandonment

1. The value of the Carr Lot #1 will be substantially improved at the expense of Carr Lot #2 if the original or revised application is approved. Therefore, the Market Value provision- full appraisal for commercial properties or unique residential lots when value of the new lot is considerably improved must be applied.
2. Does the revised abandonment application address all concerns raised via correspondence from concerned neighbors? Or does the revision provide only minor adjustments to facilitate successful abandonment process in favor of the applicant at the expense of the neighbors?

Desired Outcome

1. Carr should be allowed the abandonment in its entirety vs the current revision. Creating a new Lot 1.
2. Lot 2 is not, and never will be a buildable lot for a "luxury residence" and pursuit of this plan is not feasible or reasonable and must be abandoned.
3. Lot 2 will be re-platted to three adjoining properties and a vacate the wash portion of the property back to the city.
4. Lot 1 will be graded to match the adjoining parcels to the west and include a driveway grade of 8% or less.
    a. Existing retaining walls and view fencing to the west will be removed and be replaced.
    b. New concrete wall will be constructed to separate the Carr lot with the three lots to the west and the existing perpendicular walls will be revised to match new wall.
5. Lot 1 will have a building envelope that matches the properties to the west and east and to the southernmost allowable point of the lot.
6. Lot 1 will be substantially improved and therefore the Market Value Provision must be applied.

Hope this helps!

John W Spina

13968 East Yucca Street
Scottsdale AZ 85259
Phone: 480-634-7329 Mobile: 847-942-3088
E-Mail: johnwspina@gmail.com

January 21, 2026

Jesus Murillo Scottsdale
Planning Department

Re: Carr Abandonment and Subdivision Concerns

Below are my initial observations and concerns regarding the proposed abandonment of the right of way (N 140th St). I will update these as we learn more.

Carr is applying for abandonment of the 140th St. right of way and then replat and subdivide the two lots for future luxury home construction.

1. The proposed abandonment claims the majority of the useable land in right of way (more than 50%) to the benefit of NEW Carr property (Lot 1).
2. The proposed abandonment does not include any property for the benefit to the adjacent lot to the east.- APN 217-30-004M HCH Management LLC.
3. The proposed abandonment does not include any property or access for the benefit of the NE lot that is adjacent to the right of way. -APN 217-67-028 Hidden Hills of Scottsdale
3. The proposed abandonment provides no benefit to Carr (Lot 2) and hurts the existing access rights. The current right of way already allows Lot 2 direct access via short driveway to a potential 140th St. Abandonment of the right of way eliminates this potential.
4. The proposed abandonment provides for a potential driveway that is twenty-foot-wide, 330+ ft long for NEW Carr lot 2. This is less than ideal and considerably less favorable than what currently exists.
    a. The new access is limited with insufficient room for vehicles to turn around when NEW Carr Lot 2 is developed. AND, it may not be suitable for emergency vehicles to access the home in case of fire.
    b. The proposed new entrance (for 3 properties?) from E Gail Rd. is not wide and is too steep for vehicles with a long wheelbase. (e.g. garbage or delivery truck).
    c. If the proposed access is a driveway and not a road, the new homeowner from NEW Carr Lot 2 would have to travel more than 330 feet to put the garbage can on the curb.
    d. Access to both lots from E Gail Rd. should be street level, typical width, and provide adequate access for emergency and service vehicles. An extended driveway versus shorter access to a street seems not in keeping with the area
5. I believe NEW Carr (lot 2) is likely not buildable with the proposed abandonment and subdivision requests. The project narrative is not accurate when describing this lot as suitable for a “large custom single-family residential lot”. The wash consumes more than 50% of the lot and the abandonment request and subdivision plan do not address this obvious constraint to make the lot buildable in the future. Existing Carr Lot 2 should be replat to the adjoining properties or to NEW Carr Lot 1.

6. The existing Carr (Lot 2) has frequently been sold via the property tax lien sale process, and I suspect this will occur again. I am doubtful there is any intention by Carr to build a large custom home on this lot for the reason outlined above. I suspect the motivation to purchase Lot 2 was solely to control this narrative for the abandonment and to only build a home on NEW Carr lot1.

7. Carr has asked the city to sell the abandoned property for $1.00 per sq. ft. It is my understanding Scottsdale can sell the abandoned property based on three options:
    a. Arizona statute -$1.00 per foot or appraised value
    b. Nominal value - $0.50 per foot- typically applied in Scottsdale
    c. Market Value provision- full appraisal for commercial properties or unique residential lots when value of the new lot is considerably improved.
8. The current lot grade is not consistent with the adjoining properties and the E Gail street access with the existing right of way. Grading will be required to conform.
    a. The property slopes from North to South and the grading plan does not contemplate the relative differences of the adjoining properties or E Gail St. A graded gradual slope to the south is preferred and should be required.
    b. The three lots to the west were graded as part of the development of the Sierra Estates Subdivision. They were graded lower than the existing Carr property with drainage designed towards the front of the homes and E Yucca street. Retaining walls +/- 6foot were constructed at the rear of these homes with view fences on top which are at approximately grade level to the existing Carr lot. The NEW Carr lot should be graded lower to match the existing ground level on the adjacent lots to the west and with a gradual slope to E Gail Rd. The existing retaining walls on the properties to the west should be replaced with new concrete walls/fences separating the Carr property and the Sierra Estates properties.
    c. If grading the Carr lot to the same level of the adjacent lots is not required, the result will the creation of concrete walls potentially 12’ or higher facing the homes on the western side of Carr’s lot.

The ideal outcome from my perspective is:

1. Carr Lot 2 be replat to combine with NEW Carr Lot 1.
2. OR, Lot 2 be replat to the two adjoining properties 13956 & 13944 E Yucca thus abandoning the need for access to the right of way.
2. NEW Carr Lot 1 gains the entire right of way in the abandonment (if the landowners to east and northeast are agreeable).
3. Carr Lot 1 is graded to address the concerns outlined above.

Below, there are two exhibits that sketch the ideal out come.

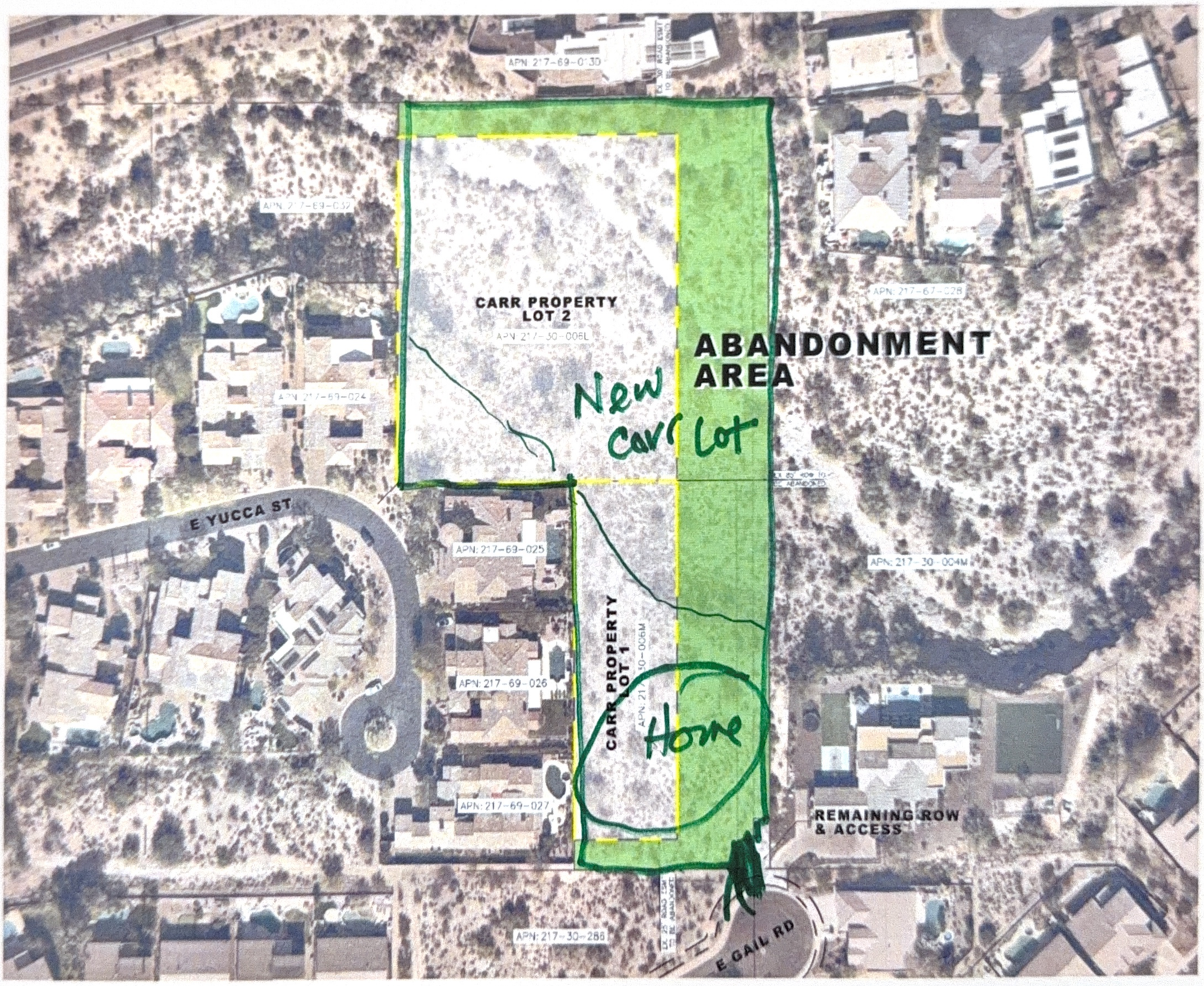
OPTION 1
ABSORB Lot 2 to Lot 1

CARR PROPERTIES

Abandonment Application

Project Narrative

1046-PA-2024



Prepared by:

Kimley-Horn and Associates
2046 Riverview Auto Drive
Mesa, Arizona 85201
480-207-2666

OPTION 2

TWO Sierra Estate Lots absorb OLD Carr Lot 2

CARR PROPERTIES

Abandonment Application

Project Narrative

1046-PA-2024



Prepared by:

Kimley-Horn and Associates
2046 Riverview Auto Drive
Mesa, Arizona 85201
480-207-2666

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, May 13, 2026 10:31 PM
To: 'Art Sobczak'
Cc: Pam Black; TShaw61@gmail.com; Ken Shaw; 'Charley' Schmitt, Realtor
Subject: RE: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

Hello Mr. Sobczak,

I wanted to provide you a quick update. Staff has completed the review of the applicant's resubmitted applications. I am creating a response to their team, and will be also providing your team a response to your initial letter of opposition and supplemental technical comments. I am hoping to have them wrapped up by mid next week.

You provided a variety of comments, and I want to be sure I respond to them all to the best of staff's ability.

Again, I wanted to give you a quick update on the process.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>
Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)
- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details
2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency
3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations
4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)
2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions

5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

3) Request for Review Record Inclusion

Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a "general concern," but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

We appreciate the City's careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval

Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

On Wed, Jan 21, 2026 at 10:31 AM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,
>
> I wanted to confirm that I received today the paper-copy of your comments via postal mail.
>
> Sincerely,

Jesús

From: Murillo, Jesus
Sent: Friday, January 16, 2026 1:46 PM
To: 'Art Sobczak' <arts@businessbyphone.com>
Cc: Caton, Greg <GCaton@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Santaella, Luis <LSantaella@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council

<citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958

(402)578-7999 mobile

--

Art Sobczak
(480-699-0958

Murillo, Jesus

From: Art Sobczak <arts@businessbyphone.com>
Sent: Monday, April 13, 2026 8:50 AM
To: Murillo, Jesus
Subject: RE: Case Numbers: 7-AB-2025 (Abandonment) & 1046-PA-2024 - Follow Up

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Jesús,

I hope you're having a good start to the week.

I'm checking in to see if the City has received a resubmittal or any new documentation from the applicant regarding Case 7-AB-2025 and 1046-PA-2024.

I am asking because neighbors have noted the developer out touring the property recently. We wanted to ensure we haven't missed any new filings or updates to the planning portal that might address the technical concerns raised in my Supplemental Opposition, specifically regarding the technical feasibility of Lot 2, the Assemblage Value appraisal, and the slope stability requirements.

Please let me know if there are any updates you can share at this time.

Best regards,

Art

--

Art Sobczak
(480-699-0958

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, February 25, 2026 9:16 AM
To: 'Art Sobczak'
Cc: Santaella, Luis; Padilla, Joe
Subject: RE: Case Numbers: 7-AB-2025 (Abandonment) & 1046-PA-2024- SUPPLEMENTAL TECHNICAL & REGULATORY OPPOSITION

Hello Mr. Sobczak,

Thank you for the additional comments. I wanted to share again that the applicant has not resubmitted their application thus far.

Staff provided a good number of comments that will require the request to be updated, so I would give their team some time to resubmit. I will keep you updated when their submittal is provided again to staff.

I have made sure that they are provided your opposition and comments as well.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Tuesday, February 24, 2026 4:06 PM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>
Subject: Case Numbers: 7-AB-2025 (Abandonment) & 1046-PA-2024- SUPPLEMENTAL TECHNICAL & REGULATORY OPPOSITION

⚠ **External Email: Please use caution if opening links or attachments!**

SUPPLEMENTAL TECHNICAL & REGULATORY OPPOSITION

Case Numbers: 7-AB-2025 (Abandonment) & 1046-PA-2024 (Carr Residence)
Location: 14005 East Cholla Drive (Immediate Eastern Adjacency)

To: Jesus Murillo, Project Coordinator (JMurillo@scottsdaleaz.gov)
Cc: Luis Santaella, Interim City Attorney; Mayor & City Council; Planning Commission

Dear Mr. Murillo,

This letter serves as a formal supplemental comment to my opposition dated January 14, 2026. Following a refined spatial and topographic audit of the applicant's Site Plan (Sheet 1), I respectfully submit this **Request for Technical Feasibility Determination** regarding the proposed two-lot configuration.

---

1. Spatial Fragmentation and Technical Feasibility of Lot 2

Because abandonment of public right-of-way must serve a legitimate planning purpose, confirmation that each resulting parcel is independently buildable is a threshold consideration.

A review of the topography indicates that the proposed Lot 2 appears physically bisected by a primary wash, leaving the identified "building envelope" comprised of two disconnected triangular remnants (one north and one south).

Observed Conflict:
The center of Lot 2 lies entirely within the wash corridor. Construction of a residence as proposed would appear to require either bridging the wash or substantial grading or infill to connect these fragmented areas. Such actions raise potential conflicts with the ESL Ordinance (SRC § 6.1060), particularly regarding wash disturbance and native plant preservation.

If Lot 2 functions as a non-viable or severely constrained parcel rather than an independently buildable residential lot, the planning justification for abandonment of the Public Right-of-Way becomes unclear. In that circumstance, the abandonment may function primarily to enlarge the developable area of Lot 1 rather than constitute a legitimate two-lot residential configuration.

I respectfully request that the City require a **Project Feasibility Exhibit** demonstrating how a residence could be legally constructed on Lot 2 while complying with ESL grading, drainage, and wash protection standards.

---

2. Request for Development Phasing Consideration

To protect the City's interests and ensure the abandonment fulfills its stated public purpose, I respectfully request that the City consider conditioning any approval upon a clear development phasing framework.

If only Lot 1 were developed while Lot 2 remained undeveloped or functionally unbuildable, the public justification for abandonment could be materially diminished. A phasing condition encouraging concurrent development of both parcels may help ensure that the abandonment results in the intended planning outcome rather than enhancement of a single private estate.

---

3. Valuation Review: Highest and Best Use & Assemblage Value

Pursuant to the Arizona Gift Clause (Art. IX, Sec. 7), I respectfully request reconsideration of the nominal valuation of $1.00 per square foot assigned to the proposed abandonment.

The abandoned land appears to function as a critical assemblage element enabling subdivision configuration and expanded development potential. Without incorporation of this public land, the applicant's parcel appears significantly constrained; with it, substantial additional development value may be realized.

I respectfully request that the City consider obtaining a **Certified Narrative Appraisal** evaluating the land based on its highest and best use, including assemblage value, rather than valuation as an isolated remnant strip. Failure to account for assemblage value could expose the City to potential Gift Clause scrutiny.

---

4. Slope Stability and Boundary Integrity Considerations

The grading necessary to develop the northern triangular portion of Lot 2 appears to occur in close proximity to the slope supporting my western property boundary.

I respectfully request that the applicant provide a **site-specific geotechnical stability analysis** confirming that any grading associated with this configuration will not adversely affect slope stability or neighboring properties.

This correspondence is intended to preserve my concerns regarding potential property impacts should grading occur near my parcel.

I respectfully request that these technical considerations be addressed in the applicant's required resubmittal materials and that I be notified of all future proceedings, including the Neighborhood Information Meeting (NIM).

These comments are not intended to oppose development generally, but rather to ensure that any abandonment of public land meets established planning, engineering, and legal standards and results in legitimately buildable parcels.

Respectfully,

Art Sobczak

(480)-699-0958

Murillo, Jesus

From: Art Sobczak <arts@businessbyphone.com>
Sent: Tuesday, February 24, 2026 4:06 PM
To: Murillo, Jesus
Cc: Santaella, Luis
Subject: Case Numbers: 7-AB-2025 (Abandonment) & 1046-PA-2024- SUPPLEMENTAL TECHNICAL & REGULATORY OPPOSITION

⚠ **External Email: Please use caution if opening links or attachments!**

SUPPLEMENTAL TECHNICAL & REGULATORY OPPOSITION

Case Numbers: 7-AB-2025 (Abandonment) & 1046-PA-2024 (Carr Residence)
Location: 14005 East Cholla Drive (Immediate Eastern Adjacency)

To: Jesus Murillo, Project Coordinator (JMurillo@scottsdaleaz.gov)
Cc: Luis Santaella, Interim City Attorney; Mayor & City Council; Planning Commission

---

Dear Mr. Murillo,

This letter serves as a formal supplemental comment to my opposition dated January 14, 2026. Following a refined spatial and topographic audit of the applicant's Site Plan (Sheet 1), I respectfully submit this **Request for Technical Feasibility Determination** regarding the proposed two-lot configuration.

---

1. Spatial Fragmentation and Technical Feasibility of Lot 2

Because abandonment of public right-of-way must serve a legitimate planning purpose, confirmation that each resulting parcel is independently buildable is a threshold consideration.

A review of the topography indicates that the proposed Lot 2 appears physically bisected by a primary wash, leaving the identified "building envelope" comprised of two disconnected triangular remnants (one north and one south).

Observed Conflict:
The center of Lot 2 lies entirely within the wash corridor. Construction of a residence as proposed would

appear to require either bridging the wash or substantial grading or infill to connect these fragmented areas. Such actions raise potential conflicts with the ESL Ordinance (SRC § 6.1060), particularly regarding wash disturbance and native plant preservation.

If Lot 2 functions as a non-viable or severely constrained parcel rather than an independently buildable residential lot, the planning justification for abandonment of the Public Right-of-Way becomes unclear. In that circumstance, the abandonment may function primarily to enlarge the developable area of Lot 1 rather than constitute a legitimate two-lot residential configuration.

I respectfully request that the City require a **Project Feasibility Exhibit** demonstrating how a residence could be legally constructed on Lot 2 while complying with ESL grading, drainage, and wash protection standards.

---

2. Request for Development Phasing Consideration

To protect the City's interests and ensure the abandonment fulfills its stated public purpose, I respectfully request that the City consider conditioning any approval upon a clear development phasing framework.

If only Lot 1 were developed while Lot 2 remained undeveloped or functionally unbuildable, the public justification for abandonment could be materially diminished. A phasing condition encouraging concurrent development of both parcels may help ensure that the abandonment results in the intended planning outcome rather than enhancement of a single private estate.

---

3. Valuation Review: Highest and Best Use & Assemblage Value

Pursuant to the Arizona Gift Clause (Art. IX, Sec. 7), I respectfully request reconsideration of the nominal valuation of $1.00 per square foot assigned to the proposed abandonment.

The abandoned land appears to function as a critical assemblage element enabling subdivision configuration and expanded development potential. Without incorporation of this public land, the applicant's parcel appears significantly constrained; with it, substantial additional development value may be realized.

I respectfully request that the City consider obtaining a **Certified Narrative Appraisal** evaluating the land based on its highest and best use, including assemblage value, rather than valuation as an isolated remnant strip. Failure to account for assemblage value could expose the City to potential Gift Clause scrutiny.

---

4. Slope Stability and Boundary Integrity Considerations

The grading necessary to develop the northern triangular portion of Lot 2 appears to occur in close proximity to the slope supporting my western property boundary.

I respectfully request that the applicant provide a **site-specific geotechnical stability analysis** confirming that any grading associated with this configuration will not adversely affect slope stability or neighboring properties.

This correspondence is intended to preserve my concerns regarding potential property impacts should grading occur near my parcel.

I respectfully request that these technical considerations be addressed in the applicant's required resubmittal materials and that I be notified of all future proceedings, including the Neighborhood Information Meeting (NIM).

These comments are not intended to oppose development generally, but rather to ensure that any abandonment of public land meets established planning, engineering, and legal standards and results in legitimately buildable parcels.

Respectfully,

Art Sobczak

(480)-699-0958

Murillo, Jesus

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Monday, February 23, 2026 2:37 PM
To: Murillo, Jesus
Subject: Re: Case 7*AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Thank you.

From: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Sent: Monday, February 23, 2026 11:23 AM
To: craig expertinsights.net <craig@expertinsights.net>; Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: RE: Case 7*AB-2025

Hello Mr. Reinmuth,

Thank you for the email.

I wanted to acknowledge that I am in receipt of the attachment. I will review the contents of the document and reply with a more educated response.

Sincerely,

Jesús

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Sunday, February 22, 2026 10:05 PM
To: Projectinput <projectinput@scottsdaleaz.gov>; Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Subject: Case 7*AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus:

Please refer to the attached petition re: the proposed abandonment noted above.

Please confirm receipt and contact me with any questions.

Thanks for your assistance on this matter.

Craig A. Reinmuth

Murillo, Jesus

From: Kelly, John
Sent: Monday, February 23, 2026 8:27 AM
To: Murillo, Jesus
Subject: FW: Case 7*AB-2025
Attachments: Abandonment petition_.pdf

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Sunday, February 22, 2026 10:05 PM
To: Projectinput <projectinput@scottsdaleaz.gov>; Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Subject: Case 7*AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus:

Please refer to the attached petition re: the proposed abandonment noted above.

Please confirm receipt and contact me with any questions.

Thanks for your assistance on this matter.

Craig A. Reinmuth

February 22, 2026

To: Scottsdale City Council and Scottsdale Planning and Development Services

Set via email to projectinput@scottsdaleaz.gov, JMurillo@scottsdaleaz.gov

Re: Abandonment of Street Right-of Way, Carr Residence Abandonment Case Number 7-AB-2025

Description

The abandonment is proposed by the owner of the property in order to allow the owner to construct two large custom homes to be accessed via a City of Scottsdale abandoned roadway which is currently undeveloped and undisturbed natural desert land.

Petition to Deny

We, the undersigned surrounding property holders who will be affected by the proposed abandonment, strongly oppose the proposed abandonment for the following reasons:

1. Safety Issues

Drainage and sediment transport. In its current state, the property provides mitigation of stormwater runoff. It is either absorbed or drains into natural collection areas on the property or adjacent NAOS land. If houses are built and the abandoned roadway is paved, water will not be absorbed on the property and will drain into the cul-de-sac at the end of East Gail Road. There is already an existing issue during heavy rains with debris being washed down from that property that will only become worse.

Access. The access to this property when developed will be through a 40-foot existing easement that services one large residence at this time and will now as proposed have to service two more large residences. The grade level from the existing city street to the property to be serviced is very steep and creates blind spots for both the owners of the two proposed residences on the subject property and the two residences east of the property when pulling in or backing out of their respective driveways. This would increase the likelihood of vehicle accidents.

Fire Safety

With the current elevation of the property, it will not be possible to drive a large truck, or other emergency vehicles, to the second proposed new residence in the

back of the property. A fire in the residence to the immediate east can be serviced without a fire engine due to its proximity to the street and hydrant. This will not be the case for the second home of the proposed development, presenting a fire safety concern for the neighborhood. Emergency vehicle turnaround is also an issue.

2. Privacy Issues

The proposed abandonment provides for a potential driveway that is 20 feet wide and 330 feet long. Vehicles exiting and entering the driveway for the proposed two new houses will be shining their headlights directly into the backyard, patio, kitchen and living area of at least three adjacent neighbors.

3. Other Issues

Right to Bid. The abandonment proposal would permit the owner/developer of the property to purchase the abandoned city property for an abandonment fee for a mere $1 per square foot. Please provide a copy of the Gift Clause.

As Scottsdale residents and taxpayers, we feel that is not giving the city the value they should be getting for that city property. If the city is looking to dispose of the property other parties should be able to bid on it.

Blending into environment.

The proposed purchaser of the abandoned property has previously developed a residence in close proximity to our community. We have concerns the owner of the subject property will develop it in a like manner, including a series of bright lights lining both sides of the long driveway that looks like an airport runway and distract from the natural beauty of the neighborhood as it currently exists and not comply with city lighting standards.

Structure height. The site is heavily sloped upward from front to back. Concerns arise as to height restrictions once the property is leveled and the level of view obstructions to at least ten existing residences.

Wildlife. The property as it exists provides a wildlife corridor that primarily allows coyotes to move through the area and access the wash that runs behind this property. That access would be diminished or force them through yards of existing homeowners.

Construction. If the abandonment is approved, prior to construction, plans must be made to assure construction equipment, supplies, porta potties, and workers vehicles are not constantly parked in the small cul-de-sac and narrow street making access and parking difficult for residents.

Closing comments

As witnessed by the 40+ signatures of surrounding property owners on the attached petition support sheets, there is strong opposition, for a number of reasons, to the proposed abandonment and related construction.

The grade of the property must be brought down to street level, similar to nearby residences. This will assist in avoiding a number of concerns noted above.

If the abandonment is approved, any development of the property should fully address all of the above-noted issues including:

Fire safety	Construction storage
Privacy	Blending into environment
Drainage	Wildlife protection
Vehicle accident safety	

Please acknowledge receipt of this email and confirm that it has been uploaded to the public case file and provided to the appropriate city departments for review. Please provide me with a copy of their response. Participation in any neighborhood information meetings would also be welcome.

I would be happy to discuss this with you or other city department officials.

On behalf of the many effected property owners, thank you for your attention to these matters and keeping us informed. Please advise if you require an original copy of the attached signature list.

Sincerely,

Craig A. Reinmuth
craig@expertinsights.net
(480) 443-9064

I support the petition to not permit the abandonment of Street Right-of-Way by the City of Scottsdale to Carr Properties as requested in Case Number 7-AB-2025.

Name(s) Print	Signature	Address	email	Phone #
Pamela Reinmuth	Pamela Reinmuth	14016 E. Desert Cove Ave	pamreinmuth@gmail.com	480 3324323
Craig A. Reinmuth	Craig A Reinmuth	14016 E. Desert Cove Ave. S.O	craig@expertinsights.net	(480) 221-9866
John M. Sceberger	John Sceberger	14012 E. Gail Rd	JmSceberger@me.com	406-239-2800
Catherine Birch	Catherine Birch	13993 E. Gail		602-909-4345
Manuel J. Birch	Manuel J Birch	"		"
Keith Wollaver	Keith Wollaver	13929 E. Gail Rd	kwollaver@gmail	602 369 8222
Donnan C4	[illegible]	13930 E. Gail Rd	Donnco-y2hoo.com	480 894-3572
Anna Ortiz-Cox	[illegible]	13930 E Gail Rd	aortiz111@yahoo.com	602-321-6571
Tim + Rolene Baker	Rolene Baker	13921 E. Gail Rd	tbrb6185@msn.com	623-229-5484
Robert Cowan	[illegible]	13842 E. Gail Rd	robert.cowan82@icloud.com	509-669-3306
Suzanne Cowan	Suzanne H. Cowan	13842 E. Gail Rd.	stellafox16@icloud.com	509-421-8858
Lori Grover	Lori Grover	14178 E. Desert Cove Ave	groverodphd@gmail.com	4805865977
Robert Schlossberg	[illegible]	14024 E. Desert Cove	RJSchlossberg@gmail.com	847 602 7262
Julie Schlossberg	[illegible]	"	"	480 467 7317
Charles Lord	[illegible]	14162 E Desert Cove Ave	charles@hotwire-design.com	(46
Mark Andriansen	[illegible]	14146 E. Desert Cove Ave	mandriansen@systemd.com	602 625 7790
Stephen Meyer	[illegible]	14138 E. Desert Cove Ave	Stevesmc@cox.net	602 284 3250
Holly Zicky	[illegible]	14122 E. Desert Cove Ave	hollyzicky@gmail.com	
Dan Robertson	[illegible]	14046 E Desert Cove Ave	Rubothjack@yahoo.com	602 490 4926
Greg Carek	[illegible]	14088 E Desert Cove Ave	gctapela@gmail.com	602.885.0378
Anthony Hruban	[illegible]	14072 E Desert Cove Ave	nabarhay@yahoo.com	402-319-2333
Jing Leng	[illegible]	14048 E Desert Cove Ave	jing.leng5@gmail.com	(480) 737-7443
Patricia Pears	[illegible]	14040 E Desert Cove Ave	patriciapears@yahoo.com	480 8306 5320
Annette Pears	[illegible]	14040 E Desert Cove Ave	annettepears750@yahoo.com	
Johanna Badalamenti	[illegible]	14064 E. Desert Cove Ave	Jbadalamenti@hotmail.com	408 306 5317 (480) 314-0487

I support the petition to not permit the abandonment of Street Right-of-Way by the City of Scottsdale to Carr Properties as requested in Case Number 7-AB-2025.

Name(s) Print	Signature	Address 85259	email	Phone # 602-524-6947
KATHY LAWRENCE	Kathy Lawrence	14032 E. DESERT COVE	PRINCESS KATHY LAW CAX. NET	
MASSIMO F. CARAFFA	Massimo Caraffa	14170 E. DESERT COVE AVE N	MXFC2.AT.YAHOO.COM	
LICIA CARAFFA	Licia Caraffa			480-657-9311
Margaret A Judd	Margaret A Judd	13980 E Yucca St		602-803-6041
Richard L Judd	Richard L Judd	13980 E Yucca St		602-803-6042
JOHN SPINA	John Spina	13968 E Yucca St		847-942-3088
Kathy SPINA	Kathy Spina	Johnwspina@gmail.com		847-894-1543
~~Paul Knitter~~	~~Paul Knitter~~	KSpina3928@aol.com		
Paul Knitter	Paul Knitter	knitterpaul@gmail.com		847.722.3318
Nancy Knitter	Nancy Knitter	nknitterlaw@gmail.com		847-599-9218
Richard J. Fowl	Richard J. Fowl	13932 E. Yucca St	rjfowl@icloud.com	480-391-9714
PATRICIA MONROE-FOWL	Patricia Monroe-Fowl	13932 E Yucca St	pathy.fowl@icloud.com	480-391-9714
Danny Patterson	Danny Patterson	13944 E Yucca St	pattymelt@cox.net	480-361-7985
SCOTT HOOD	Scott Hood	14029 E CHOLLA DR	SCOTTKHOOD@PHOTOMOSAIC.COM	
Russell DAVIS	Russell Davis	11352 N 140th PL		6515929135
Sally Seeberger	Sally Seeberger	14012 East Gail Road	sallystapp0330@gmail.com	406-239-0933

Murillo, Jesus

From: craig expertinsights.net <craig@expertinsights.net>
Sent: Sunday, February 22, 2026 10:05 PM
To: Projectinput; Murillo, Jesus
Subject: Case 7*AB-2025
Attachments: Abandonment petition_.pdf

Follow Up Flag: Follow up
Flag Status: Completed

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus:

Please refer to the attached petition re: the proposed abandonment noted above.

Please confirm receipt and contact me with any questions.

Thanks for your assistance on this matter.

Craig A. Reinmuth

February 22, 2026

To: Scottsdale City Council and Scottsdale Planning and Development Services

Set via email to projectinput@scottsdaleaz.gov, JMurillo@scottsdaleaz.gov

Re: Abandonment of Street Right-of Way, Carr Residence Abandonment Case Number 7-AB-2025

Description

The abandonment is proposed by the owner of the property in order to allow the owner to construct two large custom homes to be accessed via a City of Scottsdale abandoned roadway which is currently undeveloped and undisturbed natural desert land.

Petition to Deny

We, the undersigned surrounding property holders who will be affected by the proposed abandonment, strongly oppose the proposed abandonment for the following reasons:

1. Safety Issues

Drainage and sediment transport. In its current state, the property provides mitigation of stormwater runoff. It is either absorbed or drains into natural collection areas on the property or adjacent NAOS land. If houses are built and the abandoned roadway is paved, water will not be absorbed on the property and will drain into the cul-de-sac at the end of East Gail Road. There is already an existing issue during heavy rains with debris being washed down from that property that will only become worse.

Access. The access to this property when developed will be through a 40-foot existing easement that services one large residence at this time and will now as proposed have to service two more large residences. The grade level from the existing city street to the property to be serviced is very steep and creates blind spots for both the owners of the two proposed residences on the subject property and the two residences east of the property when pulling in or backing out of their respective driveways. This would increase the likelihood of vehicle accidents.

Fire Safety

With the current elevation of the property, it will not be possible to drive a large truck, or other emergency vehicles, to the second proposed new residence in the

back of the property. A fire in the residence to the immediate east can be serviced without a fire engine due to its proximity to the street and hydrant. This will not be the case for the second home of the proposed development, presenting a fire safety concern for the neighborhood. Emergency vehicle turnaround is also an issue.

2. Privacy Issues

The proposed abandonment provides for a potential driveway that is 20 feet wide and 330 feet long. Vehicles exiting and entering the driveway for the proposed two new houses will be shining their headlights directly into the backyard, patio, kitchen and living area of at least three adjacent neighbors.

3. Other Issues

Right to Bid. The abandonment proposal would permit the owner/developer of the property to purchase the abandoned city property for an abandonment fee for a mere $1 per square foot. Please provide a copy of the Gift Clause.

As Scottsdale residents and taxpayers, we feel that is not giving the city the value they should be getting for that city property. If the city is looking to dispose of the property other parties should be able to bid on it.

Blending into environment.

The proposed purchaser of the abandoned property has previously developed a residence in close proximity to our community. We have concerns the owner of the subject property will develop it in a like manner, including a series of bright lights lining both sides of the long driveway that looks like an airport runway and distract from the natural beauty of the neighborhood as it currently exists and not comply with city lighting standards.

Structure height. The site is heavily sloped upward from front to back. Concerns arise as to height restrictions once the property is leveled and the level of view obstructions to at least ten existing residences.

Wildlife. The property as it exists provides a wildlife corridor that primarily allows coyotes to move through the area and access the wash that runs behind this property. That access would be diminished or force them through yards of existing homeowners.

Construction. If the abandonment is approved, prior to construction, plans must be made to assure construction equipment, supplies, porta potties, and workers vehicles are not constantly parked in the small cul-de-sac and narrow street making access and parking difficult for residents.

Closing comments

As witnessed by the 40+ signatures of surrounding property owners on the attached petition support sheets, there is strong opposition, for a number of reasons, to the proposed abandonment and related construction.

The grade of the property must be brought down to street level, similar to nearby residences. This will assist in avoiding a number of concerns noted above.

If the abandonment is approved, any development of the property should fully address all of the above-noted issues including:

Fire safety	Construction storage
Privacy	Blending into environment
Drainage	Wildlife protection
Vehicle accident safety	

Please acknowledge receipt of this email and confirm that it has been uploaded to the public case file and provided to the appropriate city departments for review. Please provide me with a copy of their response. Participation in any neighborhood information meetings would also be welcome.

I would be happy to discuss this with you or other city department officials.

On behalf of the many effected property owners, thank you for your attention to these matters and keeping us informed. Please advise if you require an original copy of the attached signature list.

Sincerely,

Craig A. Reinmuth
craig@expertinsights.net
(480) 443-9064

I support the petition to not permit the abandonment of Street Right-of-Way by the City of Scottsdale to Carr Properties as requested in Case Number 7-AB-2025.

Name(s) Print	Signature	Address	email	Phone #
Pamela Reinmuth	Pamela Reinmuth	14016 E. Desert Cove Ave	pamreinmuth@gmail.com	480 3324323
Craig A. Reinmuth	Craig A Reinmuth	14016 E. Desert Cove Ave. S.O	craig@expertinsights.net	(480) 221-9866
John M. Sceberger	John Sceberger	14012 E. Gail Rd	JmSceberger@me.com	406-239-2800
Catherine Birch	Catherine Birch	13993 E. Gail		602-909-4345
Manuel J. Birch	Manuel J Birch	"		"
Keith Wollaver	Keith Wollaver	13929 E. Gail Rd	kwollaver@gmail	602 369 8222
Donnan C4	[illegible]	13930 E. Gail Rd	Donnco-y2hoo.com	480 894-3572
Anna Ortiz-Cox	[illegible]	13930 E Gail Rd	aortiz111@yahoo.com	602-321-6571
Tim + Rolene Baker	Rolene Baker	13921 E. Gail Rd	tbrb6185@msn.com	623-229-5484
Robert Cowan	[illegible]	13842 E. Gail Rd	robert.cowan82@icloud.com	509-669-3306
Suzanne Cowan	Suzanne H. Cowan	13842 E. Gail Rd.	stellafox16@icloud.com	509-421-8858
Lori Grover	Lori Grover	14178 E. Desert Cove Ave	groverodphd@gmail.com	4805865977
Robert Schlossberg	[illegible]	14024 E. Desert Cove	RJSchlossberg@gmail.com	847 602 7262
Julie Schlossberg	[illegible]	"	"	480 467 7317
Charles Lord	[illegible]	14162 E Desert Cove Ave	charles@hotwire-design.com	(46
Mark Andriansen	[illegible]	14146 E. Desert Cove Ave	mandriansen@systemd.com	602 625 7790
Stephen Meyer	[illegible]	14138 E. Desert Cove Ave	Stevesmc@cox.net	602 284 3250
Holly Zicky	[illegible]	14122 E. Desert Cove Ave	hollyzicky@gmail.com	
Dan Robertson	[illegible]	14046 E Desert Cove Ave	Rubothjack@yahoo.com	602 490 4926
Greg Carek	[illegible]	14088 E Desert Cove Ave	gctapela@gmail.com	602.885.0378
Anthony Hruban	[illegible]	14072 E Desert Cove Ave	nabarhay@yahoo.com	402-319-2333
Jing Leng	[illegible]	14048 E Desert Cove Ave	jing.leng5@gmail.com	(480) 737-7443
Patricia Pears	[illegible]	14040 E Desert Cove Ave	patriciapears@yahoo.com	480 8306 5320
Annette Pears	[illegible]	14040 E Desert Cove Ave	annettepears750@yahoo.com	
Johanna Badalamenti	[illegible]	14064 E. Desert Cove Ave	Jbadalamenti@hotmail.com	408 306 5317 (480) 314-0487

I support the petition to not permit the abandonment of Street Right-of-Way by the City of Scottsdale to Carr Properties as requested in Case Number 7-AB-2025.

Name(s) Print	Signature	Address 85259	email	Phone # 602-524-6947
KATHY LAWRENCE	Kathy Lawrence	14032 E. DESERT COVE	PRINCESS KATHY LAW CAX. NET	
MASSIMO F. CARAFFA	Massimo Caraffa	14170 E. DESERT COVE AVE N	MXFC2.AT.YAHOO.COM	
LICIA CARAFFA	Licia Caraffa			480-657-9311
Margaret A Judd	Margaret A Judd	13980 E Yucca St		602-803-6041
Richard L Judd	Richard L Judd	13980 E Yucca St		602-803-6042
JOHN SPINA	John Spina	13968 E Yucca St		847-942-3088
Kathy SPINA	Kathy Spina	Johnwspina@gmail.com		847-894-1543
~~Paul Knitter~~	~~Paul Knitter~~	KSpina3928@aol.com		
Paul Knitter	Paul Knitter	knitterpaul@gmail.com		847.722.3318
Nancy Knitter	Nancy Knitter	nknitterlaw@gmail.com		847-599-9218
Richard J. Fowl	Richard J. Fowl	13932 E. Yucca St	rjfowl@icloud.com	480-391-9714
PATRICIA MONROE-FOWL	Patricia Monroe-Fowl	13932 E Yucca St	pathy.fowl@icloud.com	480-391-9714
Danny Patterson	Danny Patterson	13944 E Yucca St	pattymelt@cox.net	480-361-7985
SCOTT HOOD	Scott Hood	14029 E CHOLLA DR	SCOTTKHOOD@PHOTOMOSAIC.COM	
Russell DAVIS	Russell Davis	11352 N 140th PL		6515929135
Sally Seeberger	Sally Seeberger	14012 East Gail Road	sallystapp0330@gmail.com	406-239-0933

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, February 20, 2026 10:16 AM
To: 'Art Sobczak'
Subject: RE: Status Update: Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

The applicant has not resubmitted their application. Staff did provide a fair number of comments that will require the request to be updated, so I would give their team some time to resubmit. I will keep you updated when their submittal is provided again to staff.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Friday, February 13, 2026 1:33 PM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Subject: Status Update: Case 1046-PA-2024 / 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Jesus,

I hope you're having a good week.

I'm writing to request a brief status update regarding the Formal Joint Technical & Legal Opposition (Case 1046-PA-2024 / 7-AB-2025).

Since it has been several weeks since our last communication, I wanted to ensure that everything is proceeding as expected and confirm if there have been any new developments or filings from the other side that I should be aware of.

Please let me know the current status when you have a moment.

Best regards,

Art Sobczak

On Fri, Jan 23, 2026 at 9:38 AM Art Sobczak <arts@businessbyphone.com> wrote:

> Jesus,

Thank you for the update. We appreciate the City's diligence in requiring a resubmission to address these technical concerns. We look forward to reviewing the updated proposal and the City's formal responses once they are available.

Best wishes,

Art

On Thu, Jan 22, 2026 at 5:06 PM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Mr. Sobczak,

Again, thank you for your comments.

Staff's response to your communication will require the applicant to resubmit their proposal to better understand what their ultimate request will include. Staff will then review their resubmitted application with your comments in mind. At the end of that review, staff will provide responses to the concerns/comments you have provided in the letter and in the email below, having a better understanding of the applicant's ultimate request.

I will keep you updated.

Sincerely,

Jesús

*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****

*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM

To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>
Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)
- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details
2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency
3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations

4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)
2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions
5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

3) Request for Review Record Inclusion

Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a "general concern," but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

We appreciate the City's careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval

Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

On Wed, Jan 21, 2026 at 10:31 AM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,
>
> I wanted to confirm that I received today the paper-copy of your comments via postal mail.
>
> Sincerely,
>
> Jesús

From: Murillo, Jesus
Sent: Friday, January 16, 2026 1:46 PM
To: 'Art Sobczak' <arts@businessbyphone.com>
Cc: Caton, Greg <GCaton@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Santaella, Luis <LSantaella@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958

(402)578-7999 mobile

--

Art Sobczak

(480-699-0958

--

Art Sobczak
(480-699-0958

--

Art Sobczak
(480-699-0958

Murillo, Jesus

From: Art Sobczak <arts@businessbyphone.com>
Sent: Friday, February 13, 2026 1:33 PM
To: Murillo, Jesus
Subject: Status Update: Case 1046-PA-2024 / 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Jesus,

I hope you're having a good week.

I'm writing to request a brief status update regarding the Formal Joint Technical & Legal Opposition (Case 1046-PA-2024 / 7-AB-2025).

Since it has been several weeks since our last communication, I wanted to ensure that everything is proceeding as expected and confirm if there have been any new developments or filings from the other side that I should be aware of.

Please let me know the current status when you have a moment.

Best regards,

Art Sobczak

On Fri, Jan 23, 2026 at 9:38 AM Art Sobczak <arts@businessbyphone.com> wrote:

> Jesus,
>
> Thank you for the update. We appreciate the City's diligence in requiring a resubmission to address these technical concerns. We look forward to reviewing the updated proposal and the City's formal responses once they are available.
>
> Best wishes,
>
> Art
>
> On Thu, Jan 22, 2026 at 5:06 PM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:
>
> > Hello Mr. Sobczak,

Again, thank you for your comments.

Staff's response to your communication will require the applicant to resubmit their proposal to better understand what their ultimate request will include. Staff will then review their resubmitted application with your comments in mind. At the end of that review, staff will provide responses to the concerns/comments you have provided in the letter and in the email below, having a better understanding of the applicant's ultimate request.

I will keep you updated.

Sincerely,

Jesús

*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****

*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>
Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)
- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details
2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency
3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations
4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)
2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions
5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

3) Request for Review Record Inclusion

Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a "general concern," but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

We appreciate the City's careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval

Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

On Wed, Jan 21, 2026 at 10:31 AM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,
>
> I wanted to confirm that I received today the paper-copy of your comments via postal mail.
>
> Sincerely,
>
> Jesús

From: Murillo, Jesus
Sent: Friday, January 16, 2026 1:46 PM
To: 'Art Sobczak' <arts@businessbyphone.com>
Cc: Caton, Greg <GCaton@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Santaella, Luis <LSantaella@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958

(402)578-7999 mobile

--

Art Sobczak

(480-699-0958

--

Art Sobczak
(480-699-0958

--

Art Sobczak
(480-699-0958

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, January 23, 2026 5:55 PM
To: Sally Seeberger
Subject: RE: 7-AB-2025

Hello Sally,

Yes, the City does receiver compensation for right-of-way that is abandonment and returned to the property owner. The "consideration" received is a state statute. Typically, for a single-family zoned property that can not increase the number of lots or able to rezone because of the abandonment will pay a nominal fee. The nominal fee is $1.00 per square-foot. There is more detail that can go into the assessment, but that is the rule-of-thumb. Other types of abandonment require an appraisal.

I hope his helps,

Jesús

*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****
*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****

From: Sally Seeberger <sallystapp0330@gmail.com>
Sent: Friday, January 23, 2026 2:16 PM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Subject: Re: 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Thanks Jesus,
Also , does the city receive compensation & how is it calculated if the road is abandoned ? Based on what? I was told the two adjoining property owners may be given 15' each .

On Fri, Jan 23, 2026 at 11:26 AM Sally Seeberger <sallystapp0330@gmail.com> wrote:

> Thanks Jesus,
> Also , does the city receive compensation & how is it calculated if the road is abandoned ? Based on what? I was told the two adjoining property owners may be given 15' each .
> Sally
>
> On Fri, Jan 23, 2026 at 11:19 AM Sally Seeberger <sallystapp0330@gmail.com> wrote:
>
> ---------- Forwarded message ---------
> From: **Murillo, Jesus** <JMurillo@scottsdaleaz.gov>
> Date: Fri, Jan 23, 2026 at 10:32 AM

Subject: 7-AB-2025
To: sallystapp0330@gmail.com <sallystapp0330@gmail.com>

Hello Sally,

Here is the link to the applicant's proposal - ProjInfo_7_AB_2025.pdf.

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251

Phone: 480-312-7849

Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Sally Seeberger <sallystapp0330@gmail.com>
Sent: Friday, January 23, 2026 2:16 PM
To: Murillo, Jesus
Subject: Re: 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Thanks Jesus,
Also , does the city receive compensation & how is it calculated if the road is abandoned ? Based on what? I was told the two adjoining property owners may be given 15' each .

On Fri, Jan 23, 2026 at 11:26 AM Sally Seeberger <sallystapp0330@gmail.com> wrote:

> Thanks Jesus,
> Also , does the city receive compensation & how is it calculated if the road is abandoned ? Based on what? I was told the two adjoining property owners may be given 15' each .
> Sally
>
> On Fri, Jan 23, 2026 at 11:19 AM Sally Seeberger <sallystapp0330@gmail.com> wrote:
>
> ---------- Forwarded message ---------
> From: **Murillo, Jesus** <JMurillo@scottsdaleaz.gov>
> Date: Fri, Jan 23, 2026 at 10:32 AM
> Subject: 7-AB-2025
> To: sallystapp0330@gmail.com <sallystapp0330@gmail.com>
>
> Hello Sally,
>
> Here is the link to the applicant's proposal - ProjInfo_7_AB_2025.pdf.
>
> Sincerely,
>
> Jesús Murillo
>
> Senior Planner
>
> City of Scottsdale
>
> Planning and Development Services

7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251

Phone: 480-312-7849

Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, January 23, 2026 10:33 AM
To: 'sallystapp0330@gmail.com'
Subject: 7-AB-2025

Hello Sally,

Here is the link to the applicant's proposal - ProjInfo_7_AB_2025.pdf.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, January 23, 2026 10:30 AM
To: 'sallystapp0330@gmail.com'
Subject: 7-AB-2025

Hello Sally,

We are on the phone right now.

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!

Murillo, Jesus

From: Art Sobczak <arts@businessbyphone.com>
Sent: Friday, January 23, 2026 9:39 AM
To: Murillo, Jesus
Subject: Re: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you for the update. We appreciate the City's diligence in requiring a resubmission to address these technical concerns. We look forward to reviewing the updated proposal and the City's formal responses once they are available.

Best wishes,

Art

On Thu, Jan 22, 2026 at 5:06 PM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,
>
> Again, thank you for your comments.
>
> Staff's response to your communication will require the applicant to resubmit their proposal to better understand what their ultimate request will include. Staff will then review their resubmitted application with your comments in mind. At the end of that review, staff will provide responses to the concerns/comments you have provided in the letter and in the email below, having a better understanding of the applicant's ultimate request.
>
> I will keep you updated.
>
> Sincerely,
>
> Jesús

*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****

*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>
Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)
- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details
2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency
3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations
4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)
2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions
5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

3) Request for Review Record Inclusion

Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a "general concern," but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

We appreciate the City's careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval

Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

On Wed, Jan 21, 2026 at 10:31 AM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,
>
> I wanted to confirm that I received today the paper-copy of your comments via postal mail.
>
> Sincerely,
>
> Jesús

From: Murillo, Jesus
Sent: Friday, January 16, 2026 1:46 PM
To: 'Art Sobczak' <arts@businessbyphone.com>
Cc: Caton, Greg <GCaton@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Santaella, Luis <LSantaella@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠️ **External Email: Please use caution if opening links or attachments!**

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958

(402)578-7999 mobile

--

Art Sobczak

(480-699-0958

--

Art Sobczak
(480-699-0958

Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, January 22, 2026 4:58 PM
To: Art Sobczak
Cc: Pam Black; TShaw61@gmail.com; Ken Shaw; 'Charley' Schmitt, Realtor
Subject: RE: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

Hello Mr. Sobczak,

Again, thank you for your comments.

Staff's response to your communication will require the applicant to resubmit their proposal to better understand what their ultimate request will include. Staff will then review their resubmitted application with your comments in mind. At the end of that review, staff will provide responses to the concerns/comments you have provided in the letter and in the email below, having a better understanding of the applicant's ultimate request.

I will keep you updated.

Sincerely,

Jesús

*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****
*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Cc: Pam Black <Pam@pamelablackhealthcoach.com>; TShaw61@gmail.com; Ken Shaw <ken.shaw14@gmail.com>; 'Charley' Schmitt, Realtor <Cme2buyre@aol.com>
Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)
- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details
2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency
3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations
4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)

2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions
5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

3) Request for Review Record Inclusion

Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a "general concern," but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

We appreciate the City's careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval

Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

On Wed, Jan 21, 2026 at 10:31 AM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,

I wanted to confirm that I received today the paper-copy of your comments via postal mail.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Friday, January 16, 2026 1:46 PM
To: 'Art Sobczak' <arts@businessbyphone.com>
Cc: Caton, Greg <GCaton@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Santaella, Luis <LSantaella@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958

(402)578-7999 mobile

--

Art Sobczak
(480-699-0958

Murillo, Jesus

From: Art Sobczak <arts@businessbyphone.com>
Sent: Thursday, January 22, 2026 8:22 AM
To: Murillo, Jesus
Cc: Pam Black; TShaw61@gmail.com; Ken Shaw; 'Charley' Schmitt, Realtor
Subject: SUPPLEMENTAL TECHNICAL COMMENT — Wash Disturbance, Slope Stability, and Drainage Impacts (Case 1046-PA-2024 / 7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you again for confirming receipt and distribution of our Joint Opposition letter, both in electronic and hard copy forms.

This email serves as a **supplemental technical comment for the record**, focused specifically on the proposed disturbance of the natural wash / drainage course located on the project site.

1) Issue Summary: Wash Disturbance and Fill/Grade Impacts

Based on the current plan set, it appears the proposal will **significantly disturb and potentially partially or fully fill** the existing wash to accommodate the roadway alignment and building pads.

Given our location above this area, we are specifically concerned with the impacts this may create to:

- **Slope stability and soil integrity** (including long-term performance of engineered fill)
- **Natural drainage patterns** and flow conveyance
- **Erosion, scour, and sediment transport** risks (particularly during major storm events)
- **Concentrated runoff impacts** resulting from altered grading and channel modification

Alteration of a natural drainage feature of this scale is not a minor grading adjustment. It is a long-term performance issue that must be **technically justified, engineered correctly, and clearly mitigated**.

2) Requested Documentation and Review Items

To allow meaningful review of this issue, we request the following documentation be provided and/or identified as part of the City's review record:

A) Geotechnical Report — Wash Corridor Fill/Grade & Slope Performance

Please provide the **project Geotechnical Report**, including analyses and design assumptions specifically addressing:

1. **Fill placement within the wash corridor** (if proposed), including fill limits, depths, and key section details

2. **Compaction standards and verification**, including subgrade preparation, moisture conditioning, and testing frequency
3. **Slope stability analysis** for the affected area, including factor-of-safety assumptions and long-term performance considerations
4. **Erosion/scour vulnerability** of the filled section and adjacent slope interface
5. **Roadway subgrade support** where the roadway traverses altered wash conditions

Additionally, because the roadway is tied to emergency access function, the Geotechnical review should address whether the proposed fill/grade approach supports **Fire Code / emergency apparatus requirements**, including:

- **Load-bearing capacity** for heavy emergency vehicles
- **Grade stability and surface performance** over time
- Any relevant **turnaround/turning and emergency access standards**, where applicable

B) Hydrology / Drainage Documentation — Pre/Post Flow + Stormwater Methodology

Please provide the project's hydrology/drainage documentation supporting wash modification, including:

1. **Pre-development vs. post-development runoff assumptions** (including design storm criteria used)
2. Drainage conveyance strategy where the wash is disturbed, including **channel design**, any **culvert/cross-drain features**, and discharge points
3. Any proposed **retention/detention/energy dissipation** measures associated with wash alteration
4. **Erosion control and scour protection** methodology to ensure stability under design storm conditions
5. Identification of how altered flow patterns will avoid **concentrated discharge impacts** to adjacent areas

C) Biological / Environmental Review — Drainage Feature Disturbance

To the extent applicable, please provide any biological/environmental documentation evaluating disturbance of natural drainage features, including:

1. Whether the wash functions as a **natural drainage corridor** and/or movement corridor
2. Any evaluation of impacts related to **habitat fragmentation, movement pathways**, or related policy considerations
3. Any measures or conditions proposed to mitigate wash disturbance impacts

3) Request for Review Record Inclusion

Please ensure this issue—**wash disturbance, fill/grade impacts, slope performance, and drainage alteration**—is specifically included in the City's review record.

This is not a “general concern,” but a clearly identifiable engineering and environmental issue that requires technical justification and mitigation. The long-term risks here are material, and the review should reflect that the wash modification has been evaluated at the level it warrants.

We appreciate the City’s careful review and respectfully request that wash modification impacts be evaluated and documented in the record prior to any approval

Thank you for your attention, and please confirm this supplemental comment has been added to the review file.

Respectfully,
Art Sobczak

On Wed, Jan 21, 2026 at 10:31 AM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Mr. Sobczak,
>
> I wanted to confirm that I received today the paper-copy of your comments via postal mail.
>
> Sincerely,
>
> Jesús
>
> **From:** Murillo, Jesus
> **Sent:** Friday, January 16, 2026 1:46 PM
> **To:** 'Art Sobczak' <arts@businessbyphone.com>
> **Cc:** Caton, Greg <GCaton@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Santaella, Luis <LSantaella@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>
> **Subject:** RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025
>
> Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠ External Email: Please use caution if opening links or attachments!

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958

(402)578-7999 mobile

--

Art Sobczak
(480-699-0958

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, January 21, 2026 1:58 PM
To: John Spina
Subject: RE: Case 7-AB-2025 and Proposed Subdivision

Thank you.

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, January 21, 2026 1:52 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Case 7-AB-2025 and Proposed Subdivision

⚠ **External Email: Please use caution if opening links or attachments!**

Attached is a revised version of the concerns regarding the Carr Abandonment and Subdivision cases. It includes two (draft) sketches of the "ideal outcome" options that was outlined in the document

If you have any questions or need some clarification, please let me know.

John

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Date: Tuesday, January 20, 2026 at 7:56 PM
To: John Spina <johnwspina@gmail.com>
Subject: RE: Case 7-AB-2025 and Proposed Subdivision

Hello John,

It was a pleasure speaking with you last week. Thank you for providing me your comments.

I was hoping that you could provide a simple sketch that lays out you idea present in no. 1 of your "The ideal outcome from my perspective is" below. This will help me better understand what you envision in this scenario.

Sincerely,

Jesús

*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****
*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****

From: John Spina <johnwspina@gmail.com>
Sent: Tuesday, January 20, 2026 6:14 PM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Case 7-AB-2025 and Proposed Subdivision

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you for your time last week discussing this case.

Below are my initial observations and concerns regarding the proposed abandonment of the right of way (N 140th St). I will update these as we learn more.

Carr is applying for abandonment of the 140th St. right of way and then replat and subdivide the two lots for future luxury home construction.

1. The proposed abandonment claims the majority of the right of way land (more than 50%) to the benefit of Carr property (Lot 1).
2. The proposed abandonment does not include any property for the benefit to the adjacent lot to the east.
3. The proposed abandonment provides no benefit to Carr (Lot 2). The current right of way already allows Lot 2 direct access via short driveway to a potential 140th St. Abandonment of the right of way eliminates this potential.
4. The proposed abandonment provides for a potential driveway that is twenty-foot-wide, 330+ ft long for Carr lot 2. This is less than ideal and considerably less favorable than what currently exists.
    1. The access is limited with insufficient room for vehicles to turn around when Lot 2 is developed. AND, it may not be suitable for emergency vehicles to access the home in case of fire.
    2. The proposed new entrance (for 3 properties?) from E Gail Rd. is not wide and is too steep for vehicles with a long wheelbase. (e.g. garbage or delivery truck).
    3. If the proposed access is a driveway and not a road, the new homeowner from Carr Lot 2 would have to travel more than 330 feet to put the garbage can on the curb.
    4. Access to both lots from E Gail Rd. should be street level, typical width, and provide adequate access for emergency and service vehicles. An extended driveway versus shorter access to a street seems not in keeping with the area
5. I believe Carr (lot 2) is likely not buildable with the proposed abandonment and subdivision requests. The project narrative is not accurate when describing this lot as suitable for a “large custom single-family residential lot”. The wash consumes more than 50% of the lot and the abandonment request and subdivision plan do not address this obvious constraint to make the lot buildable in the future. Carr Lot 2 should be replat to the adjoining properties or to Carr Lot 1.
6. Carr (Lot 2) has frequently been sold via the property tax lien sale process, and I suspect this will occur again. I am doubtful there is any intention by Carr to build a large custom home on this lot for the reason outlined above. I suspect the motivation to purchase Lot 2 was solely to control this narrative for the abandonment and to only build a home on lot #1.
7. Carr has asked the city to sell the abandoned property for $1.00 per sq. ft. It is my understanding Scottsdale can sell the abandoned property based on three options:
    1. Arizona statute -$1.00 per foot or appraised value
    2. Nominal value - $0.50 per foot- typically applied in Scottsdale

3. Market Value provision- full appraisal for commercial properties or unique residential lots when value of the new lot is considerably improved.

8. The current lot grade is not consistent with the adjoining property and the E Gail street access versus the existing right of way.
    1. The property slopes from North to South and the grading plan does not contemplate the relative differences. A gradual slope to the south is preferred and should be required.
    2. The three lots to the west were graded as part of the development of the Sierra Estates Subdivision. They were graded lower than the Carr property with drainage designed towards E Yucca street. Retaining walls +/- 6foot were constructed at the rear of these homes with view fences on top which are at approximately grade level to the Carr lot. The Carr lot should be graded lower to match ground level on the adjacent lots to the west and with a gradual slope to E Gail Rd. The existing retaining walls on the properties to the west should be replaced with new concrete walls/fences separating the Carr property and the Sierra Estates properties.
    3. If grading the Carr lot to the same level of the adjacent lots is not required, the result will create concrete walls potentially 12' or higher facing the homes on the western side of Carr's lot.

The ideal outcome from my perspective is:

1. Carr Lot 2 be replat to Carr Lot 1 and created a new Carr Lot 3, OR Lot 2 be replat to the two adjoining properties 13956 & 13944 E Yucca thus abandoning the need for access to the right of way.
2. Carr Lot 1 gains the entire right of way in the abandonment (if the landowner to east is agreeable)..
3. Carr Lot 1 is graded graded to address the concerns outlined above.

At the appropriate time, I will be discussing with each council member these concerns

Thanks again,

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Wednesday, January 21, 2026 1:52 PM
To: Murillo, Jesus
Subject: Re: Case 7-AB-2025 and Proposed Subdivision
Attachments: Carr Abandoment and Subdivision Case.pdf

⚠ **External Email: Please use caution if opening links or attachments!**

Attached is a revised version of the concerns regarding the Carr Abandonment and Subdivision cases. It includes two (draft) sketches of the "ideal outcome" options that was outlined in the document

If you have any questions or need some clarification, please let me know.

John

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Date: Tuesday, January 20, 2026 at 7:56 PM
To: John Spina <johnwspina@gmail.com>
Subject: RE: Case 7-AB-2025 and Proposed Subdivision

Hello John,

It was a pleasure speaking with you last week. Thank you for providing me your comments.

I was hoping that you could provide a simple sketch that lays out you idea present in no. 1 of your "The ideal outcome from my perspective is" below. This will help me better understand what you envision in this scenario.

Sincerely,

Jesús

*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****
*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****

From: John Spina <johnwspina@gmail.com>
Sent: Tuesday, January 20, 2026 6:14 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Case 7-AB-2025 and Proposed Subdivision

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you for your time last week discussing this case.

Below are my initial observations and concerns regarding the proposed abandonment of the right of way (N 140th St). I will update these as we learn more.

Carr is applying for abandonment of the 140th St. right of way and then replat and subdivide the two lots for future luxury home construction.

1. The proposed abandonment claims the majority of the right of way land (more than 50%) to the benefit of Carr property (Lot 1).
2. The proposed abandonment does not include any property for the benefit to the adjacent lot to the east.
3. The proposed abandonment provides no benefit to Carr (Lot 2). The current right of way already allows Lot 2 direct access via short driveway to a potential 140th St. Abandonment of the right of way eliminates this potential.
4. The proposed abandonment provides for a potential driveway that is twenty-foot-wide, 330+ ft long for Carr lot 2. This is less than ideal and considerably less favorable than what currently exists.
    1. The access is limited with insufficient room for vehicles to turn around when Lot 2 is developed. AND, it may not be suitable for emergency vehicles to access the home in case of fire.
    2. The proposed new entrance (for 3 properties?) from E Gail Rd. is not wide and is too steep for vehicles with a long wheelbase. (e.g. garbage or delivery truck).
    3. If the proposed access is a driveway and not a road, the new homeowner from Carr Lot 2 would have to travel more than 330 feet to put the garbage can on the curb.
    4. Access to both lots from E Gail Rd. should be street level, typical width, and provide adequate access for emergency and service vehicles. An extended driveway versus shorter access to a street seems not in keeping with the area
5. I believe Carr (lot 2) is likely not buildable with the proposed abandonment and subdivision requests. The project narrative is not accurate when describing this lot as suitable for a “large custom single-family residential lot”. The wash consumes more than 50% of the lot and the abandonment request and subdivision plan do not address this obvious constraint to make the lot buildable in the future. Carr Lot 2 should be replat to the adjoining properties or to Carr Lot 1.
6. Carr (Lot 2) has frequently been sold via the property tax lien sale process, and I suspect this will occur again. I am doubtful there is any intention by Carr to build a large custom home on this lot for the reason outlined above. I suspect the motivation to purchase Lot 2 was solely to control this narrative for the abandonment and to only build a home on lot #1.
7. Carr has asked the city to sell the abandoned property for $1.00 per sq. ft. It is my understanding Scottsdale can sell the abandoned property based on three options:
    1. Arizona statute -$1.00 per foot or appraised value
    2. Nominal value - $0.50 per foot- typically applied in Scottsdale
    3. Market Value provision- full appraisal for commercial properties or unique residential lots when value of the new lot is considerably improved.
8. The current lot grade is not consistent with the adjoining property and the E Gail street access versus the existing right of way.
    1. The property slopes from North to South and the grading plan does not contemplate the relative differences. A gradual slope to the south is preferred and should be required.

2. The three lots to the west were graded as part of the development of the Sierra Estates Subdivision. They were graded lower than the Carr property with drainage designed towards E Yucca street. Retaining walls +/- 6foot were constructed at the rear of these homes with view fences on top which are at approximately grade level to the Carr lot. The Carr lot should be graded lower to match ground level on the adjacent lots to the west and with a gradual slope to E Gail Rd. The existing retaining walls on the properties to the west should be replaced with new concrete walls/fences separating the Carr property and the Sierra Estates properties.
3. If grading the Carr lot to the same level of the adjacent lots is not required, the result will create concrete walls potentially 12' or higher facing the homes on the western side of Carr's lot.

The ideal outcome from my perspective is:

1. Carr Lot 2 be replat to Carr Lot 1 and created a new Carr Lot 3, OR Lot 2 be replat to the two adjoining properties 13956 & 13944 E Yucca thus abandoning the need for access to the right of way.
2. Carr Lot 1 gains the entire right of way in the abandonment (if the landowner to east is agreeable)..
3. Carr Lot 1 is graded graded to address the concerns outlined above.

At the appropriate time, I will be discussing with each council member these concerns

Thanks again,

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

John W Spina

13968 East Yucca Street
Scottsdale AZ 85259
Phone: 480-634-7329 Mobile: 847-942-3088
E-Mail: johnwspina@gmail.com

January 21, 2026

Jesus Murillo Scottsdale
Planning Department

Re: Carr Abandonment and Subdivision Concerns

Below are my initial observations and concerns regarding the proposed abandonment of the right of way (N 140th St). I will update these as we learn more.

Carr is applying for abandonment of the 140th St. right of way and then replat and subdivide the two lots for future luxury home construction.

1. The proposed abandonment claims the majority of the useable land in right of way (more than 50%) to the benefit of NEW Carr property (Lot 1).
2. The proposed abandonment does not include any property for the benefit to the adjacent lot to the east.- APN 217-30-004M HCH Management LLC.
3. The proposed abandonment does not include any property or access for the benefit of the NE lot that is adjacent to the right of way. -APN 217-67-028 Hidden Hills of Scottsdale
3. The proposed abandonment provides no benefit to Carr (Lot 2) and hurts the existing access rights. The current right of way already allows Lot 2 direct access via short driveway to a potential 140th St. Abandonment of the right of way eliminates this potential.
4. The proposed abandonment provides for a potential driveway that is twenty-foot-wide, 330+ ft long for NEW Carr lot 2. This is less than ideal and considerably less favorable than what currently exists.
    a. The new access is limited with insufficient room for vehicles to turn around when NEW Carr Lot 2 is developed. AND, it may not be suitable for emergency vehicles to access the home in case of fire.
    b. The proposed new entrance (for 3 properties?) from E Gail Rd. is not wide and is too steep for vehicles with a long wheelbase. (e.g. garbage or delivery truck).
    c. If the proposed access is a driveway and not a road, the new homeowner from NEW Carr Lot 2 would have to travel more than 330 feet to put the garbage can on the curb.
    d. Access to both lots from E Gail Rd. should be street level, typical width, and provide adequate access for emergency and service vehicles. An extended driveway versus shorter access to a street seems not in keeping with the area
5. I believe NEW Carr (lot 2) is likely not buildable with the proposed abandonment and subdivision requests. The project narrative is not accurate when describing this lot as suitable for a “large custom single-family residential lot”. The wash consumes more than 50% of the lot and the abandonment request and subdivision plan do not address this obvious constraint to make the lot buildable in the future. Existing Carr Lot 2 should be replat to the adjoining properties or to NEW Carr Lot 1.
6. The existing Carr (Lot 2) has frequently been sold via the property tax lien sale process, and I suspect this will occur again. I am doubtful there is any intention by Carr to build a large custom home on this lot for the reason outlined above. I suspect the motivation to purchase Lot 2 was solely to control this narrative for the abandonment and to only build a home on NEW Carr lot1.

John W Spina

13968 East Yucca Street
Scottsdale AZ 85259
Phone: 480-634-7329 Mobile: 847-942-3088
E-Mail: johnwspina@gmail.com

7. Carr has asked the city to sell the abandoned property for $1.00 per sq. ft. It is my understanding Scottsdale can sell the abandoned property based on three options:
    a. Arizona statute -$1.00 per foot or appraised value
    b. Nominal value - $0.50 per foot- typically applied in Scottsdale
    c. Market Value provision- full appraisal for commercial properties or unique residential lots when value of the new lot is considerably improved.
8. The current lot grade is not consistent with the adjoining properties and the E Gail street access with the existing right of way. Grading will be required to conform.
    a. The property slopes from North to South and the grading plan does not contemplate the relative differences of the adjoining properties or E Gail St. A graded gradual slope to the south is preferred and should be required.
    b. The three lots to the west were graded as part of the development of the Sierra Estates Subdivision. They were graded lower than the existing Carr property with drainage designed towards the front of the homes and E Yucca street. Retaining walls +/- 6foot were constructed at the rear of these homes with view fences on top which are at approximately grade level to the existing Carr lot. The NEW Carr lot should be graded lower to match the existing ground level on the adjacent lots to the west and with a gradual slope to E Gail Rd. The existing retaining walls on the properties to the west should be replaced with new concrete walls/fences separating the Carr property and the Sierra Estates properties.
    c. If grading the Carr lot to the same level of the adjacent lots is not required, the result will the creation of concrete walls potentially 12’ or higher facing the homes on the western side of Carr’s lot.

The ideal outcome from my perspective is:

1. Carr Lot 2 be replat to combine with NEW Carr Lot 1.
2. OR, Lot 2 be replat to the two adjoining properties 13956 & 13944 E Yucca thus abandoning the need for access to the right of way.
2. NEW Carr Lot 1 gains the entire right of way in the abandonment (if the landowners to east and northeast are agreeable).
3. Carr Lot 1 is graded to address the concerns outlined above.

Below, there are two exhibits that sketch the ideal out come.

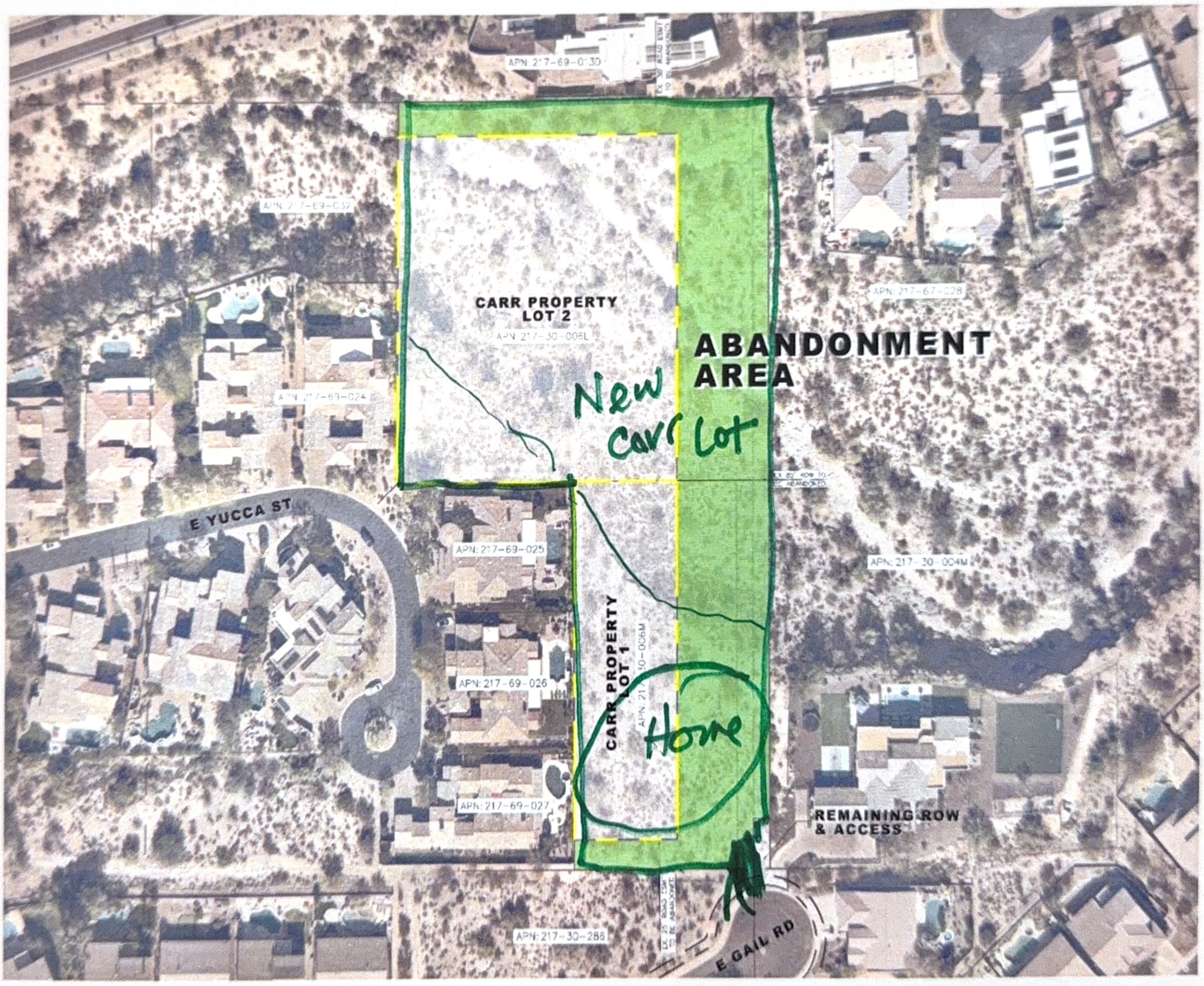
OPTION 1
ABSORB Lot 2 to Lot 1

CARR PROPERTIES

Abandonment Application

Project Narrative

1046-PA-2024



Prepared by:

Kimley-Horn and Associates
2046 Riverview Auto Drive
Mesa, Arizona 85201
480-207-2666

OPTION 2

TWO Sierra Estate Lots absorb OLD Carr Lot 2

CARR PROPERTIES

Abandonment Application

Project Narrative

1046-PA-2024



Prepared by:

Kimley-Horn and Associates
2046 Riverview Auto Drive
Mesa, Arizona 85201
480-207-2666

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, January 21, 2026 10:32 AM
To: Art Sobczak
Cc: Caton, Greg; Perreault, Erin; Santaella, Luis; Padilla, Joe
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

I wanted to confirm that I received today the paper-copy of your comments via postal mail.

Sincerely,

Jesús

From: Murillo, Jesus
Sent: Friday, January 16, 2026 1:46 PM
To: 'Art Sobczak' <arts@businessbyphone.com>
Cc: Caton, Greg <GCaton@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Santaella, Luis <LSantaella@scottsdaleaz.gov>; Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958
(402)578-7999 mobile

Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, January 20, 2026 7:57 PM
To: 'John Spina'
Subject: RE: Case 7-AB-2025 and Proposed Subdivision

Hello John,

It was a pleasure speaking with you last week. Thank you for providing me your comments.

I was hoping that you could provide a simple sketch that lays out you idea present in no. 1 of your "The ideal outcome from my perspective is" below. This will help me better understand what you envision in this scenario.

Sincerely,

Jesús

*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****
*****PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JANUARY 26th to JANUARY 30th 2026 - Back in the office February 2, 2026*****

From: John Spina <johnwspina@gmail.com>
Sent: Tuesday, January 20, 2026 6:14 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Case 7-AB-2025 and Proposed Subdivision

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you for your time last week discussing this case.

Below are my initial observations and concerns regarding the proposed abandonment of the right of way (N 140th St). I will update these as we learn more.

Carr is applying for abandonment of the 140th St. right of way and then replat and subdivide the two lots for future luxury home construction.

1. The proposed abandonment claims the majority of the right of way land (more than 50%) to the benefit of Carr property (Lot 1).
2. The proposed abandonment does not include any property for the benefit to the adjacent lot to the east.

3. The proposed abandonment provides no benefit to Carr (Lot 2). The current right of way already allows Lot 2 direct access via short driveway to a potential 140th St. Abandonment of the right of way eliminates this potential.
4. The proposed abandonment provides for a potential driveway that is twenty-foot-wide, 330+ ft long for Carr lot 2. This is less than ideal and considerably less favorable than what currently exists.
    a. The access is limited with insufficient room for vehicles to turn around when Lot 2 is developed. AND, it may not be suitable for emergency vehicles to access the home in case of fire.
    b. The proposed new entrance (for 3 properties?) from E Gail Rd. is not wide and is too steep for vehicles with a long wheelbase. (e.g. garbage or delivery truck).
    c. If the proposed access is a driveway and not a road, the new homeowner from Carr Lot 2 would have to travel more than 330 feet to put the garbage can on the curb.
    d. Access to both lots from E Gail Rd. should be street level, typical width, and provide adequate access for emergency and service vehicles. An extended driveway versus shorter access to a street seems not in keeping with the area
5. I believe Carr (lot 2) is likely not buildable with the proposed abandonment and subdivision requests. The project narrative is not accurate when describing this lot as suitable for a "large custom single-family residential lot". The wash consumes more than 50% of the lot and the abandonment request and subdivision plan do not address this obvious constraint to make the lot buildable in the future. Carr Lot 2 should be replat to the adjoining properties or to Carr Lot 1.
6. Carr (Lot 2) has frequently been sold via the property tax lien sale process, and I suspect this will occur again. I am doubtful there is any intention by Carr to build a large custom home on this lot for the reason outlined above. I suspect the motivation to purchase Lot 2 was solely to control this narrative for the abandonment and to only build a home on lot #1.
7. Carr has asked the city to sell the abandoned property for $1.00 per sq. ft. It is my understanding Scottsdale can sell the abandoned property based on three options:

    a. Arizona statute -$1.00 per foot or appraised value
    b. Nominal value - $0.50 per foot- typically applied in Scottsdale
    c. Market Value provision- full appraisal for commercial properties or unique residential lots when value of the new lot is considerably improved.
8. The current lot grade is not consistent with the adjoining property and the E Gail street access versus the existing right of way.

    a. The property slopes from North to South and the grading plan does not contemplate the relative differences. A gradual slope to the south is preferred and should be required.
    b. The three lots to the west were graded as part of the development of the Sierra Estates Subdivision. They were graded lower than the Carr property with drainage designed towards E Yucca street. Retaining walls +/- 6foot were constructed at the rear of these homes with view fences on top which are at approximately grade level to the Carr lot. The Carr lot should be graded lower to match ground level on the adjacent lots to the west and with a gradual slope to E Gail Rd. The existing retaining walls on the properties to the west should be replaced with new concrete walls/fences separating the Carr property and the Sierra Estates properties.
    c. If grading the Carr lot to the same level of the adjacent lots is not required, the result will create concrete walls potentially 12' or higher facing the homes on the western side of Carr's lot.

The ideal outcome from my perspective is:

1. Carr Lot 2 be replat to Carr Lot 1 and created a new Carr Lot 3, OR Lot 2 be replat to the two adjoining properties 13956 & 13944 E Yucca thus abandoning the need for access to the right of way.
2. Carr Lot 1 gains the entire right of way in the abandonment (if the landowner to east is agreeable)..
3. Carr Lot 1 is graded graded to address the concerns outlined above.

At the appropriate time, I will be discussing with each council member these concerns

Thanks again,

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Tuesday, January 20, 2026 6:15 PM
To: Murillo, Jesus
Subject: Case 7-AB-2025 and Proposed Subdivision

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you for your time last week discussing this case.

Below are my initial observations and concerns regarding the proposed abandonment of the right of way (N 140th St). I will update these as we learn more.

Carr is applying for abandonment of the 140th St. right of way and then replat and subdivide the two lots for future luxury home construction.

1. The proposed abandonment claims the majority of the right of way land (more than 50%) to the benefit of Carr property (Lot 1).
2. The proposed abandonment does not include any property for the benefit to the adjacent lot to the east.
3. The proposed abandonment provides no benefit to Carr (Lot 2). The current right of way already allows Lot 2 direct access via short driveway to a potential 140th St. Abandonment of the right of way eliminates this potential.
4. The proposed abandonment provides for a potential driveway that is twenty-foot-wide, 330+ ft long for Carr lot 2. This is less than ideal and considerably less favorable than what currently exists.
    a. The access is limited with insufficient room for vehicles to turn around when Lot 2 is developed. AND, it may not be suitable for emergency vehicles to access the home in case of fire.
    b. The proposed new entrance (for 3 properties?) from E Gail Rd. is not wide and is too steep for vehicles with a long wheelbase. (e.g. garbage or delivery truck).
    c. If the proposed access is a driveway and not a road, the new homeowner from Carr Lot 2 would have to travel more than 330 feet to put the garbage can on the curb.
    d. Access to both lots from E Gail Rd. should be street level, typical width, and provide adequate access for emergency and service vehicles. An extended driveway versus shorter access to a street seems not in keeping with the area
5. I believe Carr (lot 2) is likely not buildable with the proposed abandonment and subdivision requests. The project narrative is not accurate when describing this lot as suitable for a “large custom single-family residential lot”. The wash consumes more than 50% of the lot and the abandonment request and subdivision plan do not address this obvious constraint to make the lot buildable in the future. Carr Lot 2 should be replat to the adjoining properties or to Carr Lot 1.
6. Carr (Lot 2) has frequently been sold via the property tax lien sale process, and I suspect this will occur again. I am doubtful there is any intention by Carr to build a large custom home on this lot

for the reason outlined above. I suspect the motivation to purchase Lot 2 was solely to control this narrative for the abandonment and to only build a home on lot #1.

7. Carr has asked the city to sell the abandoned property for $1.00 per sq. ft. It is my understanding Scottsdale can sell the abandoned property based on three options:

    a. Arizona statute -$1.00 per foot or appraised value
    b. Nominal value - $0.50 per foot- typically applied in Scottsdale
    c. Market Value provision- full appraisal for commercial properties or unique residential lots when value of the new lot is considerably improved.
8. The current lot grade is not consistent with the adjoining property and the E Gail street access versus the existing right of way.

    a. The property slopes from North to South and the grading plan does not contemplate the relative differences. A gradual slope to the south is preferred and should be required.
    b. The three lots to the west were graded as part of the development of the Sierra Estates Subdivision. They were graded lower than the Carr property with drainage designed towards E Yucca street. Retaining walls +/- 6foot were constructed at the rear of these homes with view fences on top which are at approximately grade level to the Carr lot. The Carr lot should be graded lower to match ground level on the adjacent lots to the west and with a gradual slope to E Gail Rd. The existing retaining walls on the properties to the west should be replaced with new concrete walls/fences separating the Carr property and the Sierra Estates properties.
    c. If grading the Carr lot to the same level of the adjacent lots is not required, the result will create concrete walls potentially 12' or higher facing the homes on the western side of Carr's lot.

The ideal outcome from my perspective is:

1. Carr Lot 2 be replat to Carr Lot 1 and created a new Carr Lot 3, OR Lot 2 be replat to the two adjoining properties 13956 & 13944 E Yucca thus abandoning the need for access to the right of way.
2. Carr Lot 1 gains the entire right of way in the abandonment (if the landowner to east is agreeable)..
3. Carr Lot 1 is graded graded to address the concerns outlined above.

At the appropriate time, I will be discussing with each council member these concerns

Thanks again,

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: John Spina <johnwspina@gmail.com>
Sent: Tuesday, January 20, 2026 6:14 PM
To: Murillo, Jesus
Subject: Case 7-AB-2025 and Proposed Subdivision

⚠ **External Email: Please use caution if opening links or attachments!**

Jesus,

Thank you for your time last week discussing this case.

Below are my initial observations and concerns regarding the proposed abandonment of the right of way (N 140th St). I will update these as we learn more.

Carr is applying for abandonment of the 140th St. right of way and then replat and subdivide the two lots for future luxury home construction.

1. The proposed abandonment claims the majority of the right of way land (more than 50%) to the benefit of Carr property (Lot 1).
2. The proposed abandonment does not include any property for the benefit to the adjacent lot to the east.
3. The proposed abandonment provides no benefit to Carr (Lot 2). The current right of way already allows Lot 2 direct access via short driveway to a potential 140th St. Abandonment of the right of way eliminates this potential.
4. The proposed abandonment provides for a potential driveway that is twenty-foot-wide, 330+ ft long for Carr lot 2. This is less than ideal and considerably less favorable than what currently exists.
    a. The access is limited with insufficient room for vehicles to turn around when Lot 2 is developed. AND, it may not be suitable for emergency vehicles to access the home in case of fire.
    b. The proposed new entrance (for 3 properties?) from E Gail Rd. is not wide and is too steep for vehicles with a long wheelbase. (e.g. garbage or delivery truck).
    c. If the proposed access is a driveway and not a road, the new homeowner from Carr Lot 2 would have to travel more than 330 feet to put the garbage can on the curb.
    d. Access to both lots from E Gail Rd. should be street level, typical width, and provide adequate access for emergency and service vehicles. An extended driveway versus shorter access to a street seems not in keeping with the area
5. I believe Carr (lot 2) is likely not buildable with the proposed abandonment and subdivision requests. The project narrative is not accurate when describing this lot as suitable for a “large custom single-family residential lot”. The wash consumes more than 50% of the lot and the abandonment request and subdivision plan do not address this obvious constraint to make the lot buildable in the future. Carr Lot 2 should be replat to the adjoining properties or to Carr Lot 1.
6. Carr (Lot 2) has frequently been sold via the property tax lien sale process, and I suspect this will occur again. I am doubtful there is any intention by Carr to build a large custom home on this lot

for the reason outlined above. I suspect the motivation to purchase Lot 2 was solely to control this narrative for the abandonment and to only build a home on lot #1.

7. Carr has asked the city to sell the abandoned property for $1.00 per sq. ft. It is my understanding Scottsdale can sell the abandoned property based on three options:

    a. Arizona statute -$1.00 per foot or appraised value
    b. Nominal value - $0.50 per foot- typically applied in Scottsdale
    c. Market Value provision- full appraisal for commercial properties or unique residential lots when value of the new lot is considerably improved.
8. The current lot grade is not consistent with the adjoining property and the E Gail street access versus the existing right of way.

    a. The property slopes from North to South and the grading plan does not contemplate the relative differences. A gradual slope to the south is preferred and should be required.
    b. The three lots to the west were graded as part of the development of the Sierra Estates Subdivision. They were graded lower than the Carr property with drainage designed towards E Yucca street. Retaining walls +/- 6foot were constructed at the rear of these homes with view fences on top which are at approximately grade level to the Carr lot. The Carr lot should be graded lower to match ground level on the adjacent lots to the west and with a gradual slope to E Gail Rd. The existing retaining walls on the properties to the west should be replaced with new concrete walls/fences separating the Carr property and the Sierra Estates properties.
    c. If grading the Carr lot to the same level of the adjacent lots is not required, the result will create concrete walls potentially 12' or higher facing the homes on the western side of Carr's lot.

The ideal outcome from my perspective is:

1. Carr Lot 2 be replat to Carr Lot 1 and created a new Carr Lot 3, OR Lot 2 be replat to the two adjoining properties 13956 & 13944 E Yucca thus abandoning the need for access to the right of way.
2. Carr Lot 1 gains the entire right of way in the abandonment (if the landowner to east is agreeable)..
3. Carr Lot 1 is graded graded to address the concerns outlined above.

At the appropriate time, I will be discussing with each council member these concerns

Thanks again,

John Spina
13968 E Yucca St.
Scottsdale AZ 85259
h. 480.634.7329
m. 847.942.3088
johnwspina@gmail.com

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, January 16, 2026 1:46 PM
To: 'Art Sobczak'
Cc: Caton, Greg; Perreault, Erin; Santaella, Luis; Padilla, Joe
Subject: RE: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

Hello Mr. Sobczak,

Thank you for providing your comments/concerns associated with Case 7-AB-2025. By way of this email, I am confirming receipt of your communication with attachment and providing notification that your input will be placed in the public case files and included in the public record associated with this case.

In addition, your opposition letter will be provided to all the appropriate city departments for review. When the review of your input is complete, the city staff team will provide you with a response. During the review, city staff members may reach out to you to discuss your concerns.

By means of the public record for this case, your comments will be provided with the staff reports issued to both the Planning Commission and City Council, as the abandonment application moves through the public hearing process. The city appreciates you taking the time to review and comment on this case.

Sincerely,

Jesús

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus <jmurillo@scottsdaleaz.gov>
Cc: Santaella, Luis <lsantaella@scottsdaleaz.gov>; Mayor David D. Ortega <dortega@scottsdaleaz.gov>; City Council <citycouncil@scottsdaleaz.gov>; Mushtaq, Hasan <hmushtaq@scottsdaleaz.gov>; Stauffer, Lori <lschmidt@scottsdaleaz.gov>; Planning Customer Relations <planninginfo@scottsdaleaz.gov>
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958
(402)578-7999 mobile

Murillo, Jesus

From: Art Sobczak <arts@businessbyphone.com>
Sent: Wednesday, January 14, 2026 8:26 AM
To: Murillo, Jesus
Cc: Santaella, Luis; Mayor David D. Ortega; City Council; Mushtaq, Hasan; Stauffer, Lori; Planning Customer Relations
Subject: URGENT: Formal Joint Technical & Legal Opposition - Case 1046-PA-2024 / 7-AB-2025
Attachments: Case Numbers1046-PA-2024 - 7-AB-2025- Joint Opposition Letter.pdf

⚠ **External Email: Please use caution if opening links or attachments!**

Dear Mr. Murillo and Scottsdale City Officials,

Please find the attached **Formal Joint Opposition** regarding Case 1046-PA-2024 and 7-AB-2025 (Carr Properties – Lot 1 and Lot 2).

This document, signed by the collective bordering property owners to the east, outlines significant constitutional, hydraulic, and public safety conflicts that must be addressed prior to any further consideration of this project. Specifically, we have requested formal HEC-RAS modeling, a Gift Clause review by the City Attorney, and a Neighborhood Information Meeting (NIM).

A hard copy of this document with signatures is being sent today via Certified Mail for the permanent administrative record.

Please acknowledge receipt of this email and confirm that this opposition has been uploaded to the public case file for both referenced cases.

Sincerely,

Art Sobczak

14005 East Cholla Drive
Scottsdale, AZ. 85259
On behalf of the Hidden Hills Stakeholders

(480)699-0958
(402)578-7999 mobile

Art Sobczak and Pamela Black
14005 East Cholla Drive
Scottsdale, AZ 85259
(480)699-0958
ArtS@BusinessByPhone.com

January 14, 2026

TO:
Jesus Murillo, Project Coordinator
City of Scottsdale Planning & Development
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

CC:
Luis Santaella, Interim City Attorney
Mayor David D. Ortega and Scottsdale City Council
Hasan Mushtaq, P.E., Stormwater Management Department
Lori Schmidt, Fire Department Administration
Planning Commission, City of Scottsdale

RE: FORMAL JOINT TECHNICAL AND LEGAL OPPOSITION Case Numbers: 1046-PA-2024 & 7-AB-2025 (Carr Properties – Lot 1 and Lot 2)

To the Scottsdale Planning Department,

As a collective of homeowners in the Hidden Hills development immediately adjacent to the east, we are submitting this formal joint opposition to the development of both Lot 1 and Lot 2 under Case 1046-PA-2024 and 7-AB-2025.

Based on site observations, the proposed density of two custom homes is inappropriate for this terrain. The building envelopes sit within a below-grade natural drainage depression. The plan to artificially raise pad elevations for both lots represents a massive alteration of a primary drainage basin and a violation of the Environmentally Sensitive Lands (ESL) Overlay.

We demand the City hold the applicant to the maximum standard of the Scottsdale Revised Code and require the following:

---

1. Violation of the Arizona Constitution "Gift Clause" (Art. 9, Sec. 7)

The proposed abandonment of approximately 1.49 acres of public right-of-way for a nominal fee of $1.00 per square foot constitutes an unconstitutional "gift" of public assets in violation of the Arizona Constitution and relevant case law (including *Schires v. Carlat*). We demand a certified independent appraisal of the ROW at current fair market value. The proposed abandonment serves no public purpose and functions solely to subsidize a private two-lot subdivision.

---

2. Cumulative Hydraulic Impact & Demand for HEC-RAS Modeling

The applicant proposes to fill an existing natural topographic depression to elevate building pads for two residential structures. While preliminary elevation estimates suggest that our properties may not currently be downslope of the project area, the proposed grading fundamentally alters existing drainage behavior and introduces the potential for redirected surface flows and increased hydraulic pressure on adjacent parcels.

We therefore demand a full HEC-RAS (Hydraulic Engineering Center's River Analysis System) model analyzing pre- and post-development conditions. The City must verify that the proposed dual elevated pads will not create a cumulative "damming effect," increase Water Surface Elevation (WSE), or alter flow velocity impacting neighboring properties, roadways, or wash systems.

2B. We further request a formal determination as to whether the proposed grading and fill activities trigger the requirement for a FEMA Letter of Map Revision (LOMR-F) or any additional floodplain regulatory review.

---

3. Mathematical Non-Compliance with NAOS (Section 6.1060)

We demand a rigorous audit of the Native Area Open Space (NAOS) calculations. Given the extent of grading, fill, and disturbance required to elevate two building pads to approximately 1,766 feet, we contend the project cannot mathematically comply with mandatory undisturbed NAOS requirements.

We formally object to any reliance on NAOS waivers, credits, or the use of "revegetated NAOS" to satisfy these requirements.

Furthermore, we demand the applicant demonstrate NAOS Continuity across the site; fragmented "islands" of open space created by the proposed pad and driveway configuration do not meet the connectivity standards intended by the ESL Overlay.

---

4. Sewer Infrastructure and Environmental Risk

4.1 The proposed use of mechanical grinder pumps within a mapped or functionally active drainage area represents an unacceptable environmental and public health risk.

4.2 Grinder pump systems are inherently vulnerable to mechanical failure during storm events and power disruptions, creating a foreseeable risk of sewage discharge into the wash system.

4.3 We therefore demand the City require standard gravity-flow sewer connections for both lots to ensure system integrity and prevent contamination during flood or emergency conditions.

---

5. Geotechnical Integrity and Foundation Standards

Given the alluvial soils present within this drainage depression, we demand a Phase II Geotechnical Investigation including deep-core borings. We object to foundations relying on compacted fill and require engineered deep-foundation systems (such as piers or caissons) to prevent future settlement, subsidence, or structural failure.

---

6. Fire Department Access and Safety Review

We demand a formal Fire Department Access Review. The proposed private driveway serving both homes must meet all emergency vehicle turning radius and access requirements without encroaching upon or reducing required NAOS areas.

---

7. Scenic Corridor and "Lowest Natural Grade" Height Compliance

Staking: We demand installation of physical story poles (staking and netting) to demonstrate roofline and massing impacts from surrounding viewpoints.

Height: Per Section 6.1070, all building heights must be measured from the lowest natural grade, not from artificially elevated pads.

---

8. Light Trespass (Section 7.600), Plant Salvage, and Neighborhood Impact

Lighting: We demand submission of a Preliminary Lighting Plan demonstrating zero light trespass onto adjacent properties, including those to the east, north, south, and along the Gail Road access corridor.

Salvage: We demand a specimen-by-specimen plant salvage audit in accordance with Chapter 46, Article V.

Broad Neighborhood Impact and Standing

While this opposition is formally signed by the immediate eastern neighbors, the issues raised herein extend well beyond a single adjacency. The proposed development creates material adverse impacts for the residence directly to the north, the properties located along the Gail Road access corridor, and the estates to the south that share the primary wash system. This proposal is not an isolated land-use action; it represents a substantial alteration to an established and environmentally sensitive neighborhood context, with implications for drainage patterns, public safety, and scenic integrity affecting multiple bordering parcels.

---

9. Demand for Neighborhood Information Meeting (NIM)

Pursuant to City guidelines, we formally demand a Neighborhood Information Meeting facilitated by the City to address these technical, legal, and environmental concerns prior to any public hearing or further project processing.

---

10. Construction Access, Haul Route, and Construction Management Impacts

Because the site is accessed exclusively via a dead-end residential roadway terminating in a cul-de-sac, all grading and construction activity will require months of heavy construction traffic, including dump trucks importing and exporting fill, concrete trucks, material deliveries, and equipment mobilization, passing through an established neighborhood.

We therefore request that the City require a formal Construction Management Plan as a condition of approval, including designated haul routes, delivery schedules, staging and marshalling locations, dust and debris control measures, and clear restrictions on equipment or material storage within the public right-of-way. This plan must be coordinated with Fire Department access requirements to ensure that construction operations do not impede emergency vehicle access or delay emergency response times for surrounding residences.

We will hold both the applicant and the City of Scottsdale fully accountable for any downstream flooding, erosion, drainage alteration, construction-related damage, or public safety impacts resulting from obstruction or modification of this natural wash system.

Respectfully submitted,

Art Sobczak

Pamela Black
14005 E. Cholla Drive, Scottsdale, AZ, 85259

Ken Shaw

Tami Shaw
11320 N. 140th Place, Scottsdale, AZ 85259

Ron Davis

S. Collette Davis
Trustees of The Davis Family Sweetheart Trust
11352 N. 140th Place, Scottsdale, AZ 85259

CC (via Electronic Transmission):

- **Luis Santaella**, Interim City Attorney: lsantaella@scottsdaleaz.gov
- **David D. Ortega**, Mayor: dortega@scottsdaleaz.gov
- **City Council**: citycouncil@scottsdaleaz.gov
- **Hasan Mushtaq, P.E.**, Stormwater Management: hmushtaq@scottsdaleaz.gov
- **Lori Schmidt**, Fire Dept. Admin: lschmidt@scottsdaleaz.gov
- **Planning Commission**: planninginfo@scottsdaleaz.gov

Murillo, Jesus

From: Rhonda Woolery <wooleryr@gmail.com>
Sent: Thursday, January 8, 2026 11:40 AM
To: Murillo, Jesus
Subject: Re: Negative Community Impact- CARR Residence Abandonment (7-AB-2025)

⚠ **External Email: Please use caution if opening links or attachments!**

Thank you, Jesus. I appreciate it. I'm hopeful no land filling / building up is occurring or has occurred as the last developer did resulting in restricted views for long time Scottsdale residents .
Appreciate your support,
Rhonda
Sent from my iPhone

> On Jan 7, 2026, at 3:58 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:
>
> Hello Rhonda,
>
> This is Jesús Murillo, and I believe that we have spoken in the past. I hope you are doing well, and wanted to share that I am the coordinator for this abandonment request.
>
> I will be sure that your comments are included in the report to the Planning Commission and City Council. I will also keep you updated on the dates as those meetings are scheduled.
>
> Staff has completed a first review of the application, and will review the application again once it is resubmitted by the applicant. The abandonment case is also tied to a minor land division case as well (13-MD-2025). The one case is dependent on the other.
>
> Again, I wanted to share that views are not an element that is protected by the ordinance. These two parcels can be developed whether the abandonment request is approved or not. The abandonment request would allow the tow parcels to expand their building envelope area.
>
> Please feel free to provide me with any additional comments in regards to these requests.
>
> Below I will provide a link to both applications:
>
> 7-AB-2025 - ProjInfo_7_AB_2025.pdf
> 13-MD-2025 - ProjInfo_13_MD_2025.pdf
>
> Sincerely,
>
> Jesús
>
> <image001.png>
>
> Jesús Murillo

Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!







Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, January 7, 2026 3:58 PM
To: 'wooleryr@gmail.com'
Subject: RE: Negative Community Impact- CARR Residence Abandonment (7-AB-2025)

Hello Rhonda,

This is Jesús Murillo, and I believe that we have spoken in the past. I hope you are doing well, and wanted to share that I am the coordinator for this abandonment request.

I will be sure that your comments are included in the report to the Planning Commission and City Council. I will also keep you updated on the dates as those meetings are scheduled.

Staff has completed a first review of the application, and will review the application again once it is resubmitted by the applicant. The abandonment case is also tied to a minor land division case as well (13-MD-2025). The one case is dependent on the other.

Again, I wanted to share that views are not an element that is protected by the ordinance. These two parcels can be developed whether the abandonment request is approved or not. The abandonment request would allow the tow parcels to expand their building envelope area.

Please feel free to provide me with any additional comments in regards to these requests.

Below I will provide a link to both applications:

7-AB-2025 - ProjInfo_7_AB_2025.pdf
13-MD-2025 - ProjInfo_13_MD_2025.pdf

Sincerely,

Jesús

Case # 7-AB-2025 will further negatively impact the reason why we and so many moved to Scottsdale. Our views will be negatively impacted and the NAOS will be reduced as will the beauty of our home and community. I believe this is the same developer / Hill who built up his land with land fill to build his home +10 feet higher so he could have a better view and thus block ing the views of Camelback Mountain and or the McDowells for families that had lived in Paloma Paseo for nearly 30 years. Our neighbors just remodeled their back yard spending +$100k only to have their view of Camelback blocked. Our view is particulate blocked. I called to complain to Jesus Murillo at that time. He said because Hill built on top of the landpile he had created and rearranged to make his house higher , the height from this built up foundation was within regulation. Please do not let this developer | Hill build in Scottsdale and in our neighborhood. I appreciate a response . Thank you Rhonda -- sent by Rhonda Woolery (case# 7-AB-2025)

© 2026 City of Scottsdale. All Rights Reserved.

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!

Murillo, Jesus

From: Michele Baird <michelembaird@gmail.com>
Sent: Wednesday, January 7, 2026 3:55 PM
To: Murillo, Jesus
Subject: Re: 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

sure thing no problem Friday works thanks!

On Wed, Jan 7, 2026 at 3:54 PM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

> Hello Michele,
>
> Please forgive me, I did accidentally make the meeting for Friday - my intent was for today. I was working on a report, and obviously did not get the "meeting notice" because of my mistake. If it works for you, we can keep the meeting for Friday. If not, maybe I can still send something for today.
>
> Again, my apologies,
>
> Jesús

From: Michele Baird <michelembaird@gmail.com>
Sent: Wednesday, January 7, 2026 3:49 PM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Subject: Re: 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

I just noticed the invite is for FRIDAY the 9th. Ok we will mark our calendar for Friday at 3:30.

Thank you again

On Wed, Jan 7, 2026 at 3:41 PM Michele Baird <michelembaird@gmail.com> wrote:

> hello Jesus,

Are we on for the call?

thanks

On Wed, Jan 7, 2026 at 1:40 PM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 264 315 242 463 02

Passcode: Lv9TJ6ry

Dial in by phone

+1 480-378-2354,,219371122# United States, Tempe

Find a local number

Phone conference ID: 219 371 122#

For organizers: Meeting options | Reset dial-in PIN

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, January 7, 2026 3:54 PM
To: 'Michele Baird'
Subject: RE: 7-AB-2025

Hello Michele,

Please forgive me, I did accidentally make the meeting for Friday - my intent was for today. I was working on a report, and obviously did not get the "meeting notice" because of my mistake. If it works for you, we can keep the meeting for Friday. If not, maybe I can still send something for today.

Again, my apologies,

Jesús

From: Michele Baird <michelembaird@gmail.com>
Sent: Wednesday, January 7, 2026 3:49 PM
To: Murillo, Jesus <JMurillo@scottsdaleaz.gov>
Subject: Re: 7-AB-2025

⚠ **External Email: Please use caution if opening links or attachments!**

I just noticed the invite is for FRIDAY the 9th. Ok we will mark our calendar for Friday at 3:30.
Thank you again

On Wed, Jan 7, 2026 at 3:41 PM Michele Baird <michelembaird@gmail.com> wrote:

> hello Jesus,
> Are we on for the call?
> thanks
>
> On Wed, Jan 7, 2026 at 1:40 PM Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:
>
> ---
>
> **Microsoft Teams** Need help?
>
> **Join the meeting now**
>
> Meeting ID: 264 315 242 463 02
>
> Passcode: Lv9TJ6ry
>
> ---

Dial in by phone

+1 480-378-2354,,219371122# United States, Tempe

Find a local number

Phone conference ID: 219 371 122#

For organizers: Meeting options | Reset dial-in PIN

Murillo, Jesus

From: McWilliams, Jason
Sent: Tuesday, January 6, 2026 10:50 AM
To: Murillo, Jesus
Subject: FW: Negative Community Impact- CARR Residence Abandonment

---

From: Clark, Caitlin <CClark@Scottsdaleaz.gov>
Sent: Tuesday, January 6, 2026 8:32 AM
To: McWilliams, Jason <JMcWilliams@Scottsdaleaz.gov>
Subject: FW: Negative Community Impact- CARR Residence Abandonment

Caitlin Clark
Planning Technician | City of Scottsdale
Planning & Development Services
o 480-312-7828
ScottsdaleAZ.gov

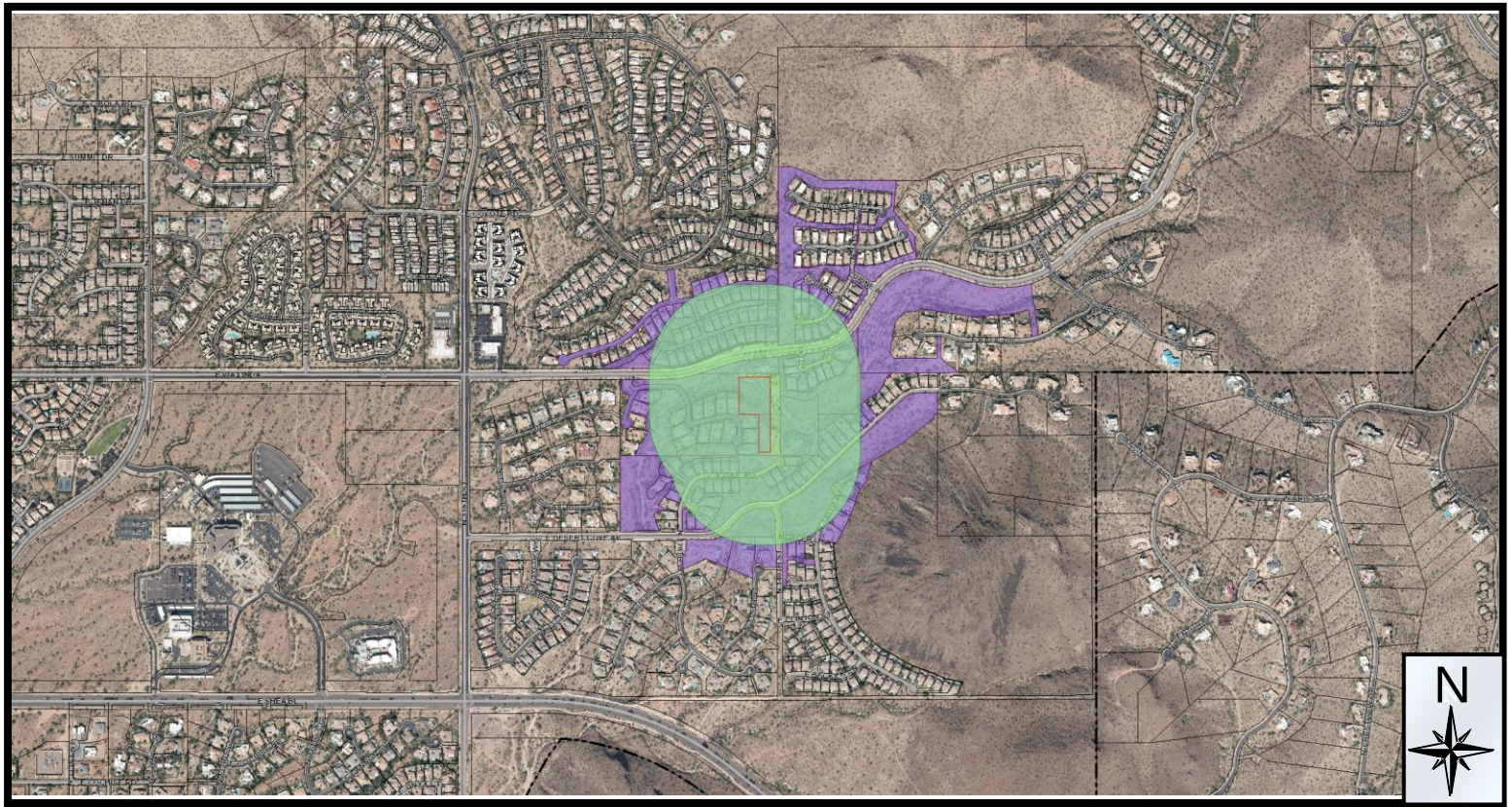
From: NoReply <noreply@scottsdaleaz.gov>
Sent: Monday, January 5, 2026 9:24 PM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: Negative Community Impact- CARR Residence Abandonment



Case # 7-AB-2025 will further negatively impact the reason why we and so many moved to Scottsdale. Our views will be negatively impacted and the NAOS will be reduced as will the beauty of our home and community. I believe this is the same developer / Hill who built up his land with land fill to build his home +10 feet higher so he could have a better view and thus block ing the views of Camelback Mountain and or the McDowells for families that had lived in Paloma Paseo for nearly 30 years. Our neighbors just remodeled their back yard spending +$100k only to have their view of Camelback blocked. Our view is particulate blocked. I called to complain to Jesus Murillo at that time. He said because Hill built on top of the landpile he had created and rearranged to make his house higher , the height from this built up foundation was within regulation. Please do not let this developer | Hill build in Scottsdale and in our neighborhood. I appreciate a response . Thank you Rhonda -- sent by Rhonda Woolery (case# 7-AB-2025)

© 2026 City of Scottsdale. All Rights Reserved.

City Notifications – Mailing List Selection Map
Carr Residence Abandonment



Additional Notifications:

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

Pulled Labels
July 20, 2026

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: 170

7-AB-2025

ATTACHMENT "10"