

# PLANNING COMMISSION REPORT



Meeting Date: February 23, 2022  
General Plan Element: *Land Use*  
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

## **ACTION**

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### **Chavez Property GLO Abandonment 8-AB-2021**

#### **Request to consider the following:**

1. A recommendation to City Council regarding a request by owner to abandon the 33-foot-wide GLO easements along the eastern and western boundaries and a 13-foot-wide GLO easement along the southern boundary of parcel 217-32-015, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning located at 12514 East Cochise Drive.

#### **Goal/Purpose of Request**

The applicant's request is to remove excess and unnecessary roadway easements to construct a new single-family home. The applicant will also be dedicating required public right-of-way along along E. Cochise Drive to help complete the street alignment.

#### **Key Items for Consideration**

- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- Removes excess and unnecessary GLO roadway easements
- Dedication of right-of-way, scenic corridor, and trail easement
- No public input received regarding the proposed abandonment

## **OWNER**

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Goodman Family Farm, LLC  
940-514-6567

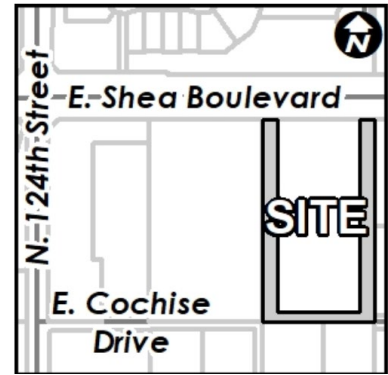
## **APPLICANT CONTACT**

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Jim Loftis  
Everett Alan Group  
480-990-0545

## LOCATION

12514 E Cochise Drive



## BACKGROUND

### Scottsdale General Plan 2035

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category designation includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land. Clustering is encouraged to preserve desert vegetation, washes, and natural features. Some of these areas were developed with one-acre lots under Maricopa County standards prior to annexation by Scottsdale.

### East Shea Character Area Plan

The site is located with the boundary of the 1993 Shea Area Plan. Within the Shea Corridor, the Shea Area Plan allows for flexibility in land uses along East Shea Boulevard while emphasizing the importance of compatibility with surrounding land uses. Land uses include neighborhood level retail centers, which provide everyday goods and services within the neighborhoods, on arterial streets, and outside of the Shea Corridor so that convenient vehicular and pedestrian access can occur, and local traffic will not need to use Shea Boulevard.

### Zoning

The site is zoned (R1-43 ESL), Single-family Residential Environmentally Sensitive Lands. The subject property was annexed into the City of Scottsdale in 1975 through Ordinance No. 891. The Environmentally Sensitive Lands Overlay was applied in 1991. The (R1-43 ESL) zoning district allows for single-family dwellings and uses incidental or accessory there to.

### Context

The subject property is located on north side of East Cochise Drive between North 124<sup>th</sup> street and North 128<sup>th</sup> street.

### Adjacent Uses and Zoning

- North: R1-18 and R1-7 PRD, Sunrise Trail subdivision, Tract open space
- South: R1-43 ESL, no subdivision, Single family home property
- East: R1-43 ESL, no subdivision, Single family home property
- West: R1-43 ESL, no subdivision, Single family home property

### General Land Office Patent Easements (general information)

- Within the City of Scottsdale there are General Land Office (GLO) lots or parcels of various sizes created by the Federal Small Tract Act. This act was passed in 1938 and repealed in 1976.
- Most GLO lots were patented with 33-foot (or sometimes 50-foot) roadway and public utility easements typically “as near as practicable to the exterior boundaries” of the GLO lot.
- The City has viewed these patent roadway and utility easements as assured access for these lots, at least until a local circulation plan is established.

- As GLO lots come in for development (i.e., lot splits, subdivisions or requesting building permits) staff requires city right-of-way dedications per city circulation plans. The City's transportation plan establishes a street system to replace the grid pattern created by the GLO easements.
- Any patent easements may be requested to be abandoned if it is in excess of the current requirements of the City's circulation plans (including trails) or City roadway standards, and not required to ensure access to any other lot.
- On 1981, City Ordinance 1386 was adopted delegating the authority for the release of GLO easements to the Engineering Services Director.
- On March 2, 1999, the City Council repealed Ordinance 1386 and adopted Ordinance 3219 which requires the abandonment of the GLO patent roadway easements to go through the same public hearing process currently used for all rights-of-way, alleys, and roadway easements. The City Attorney's office has concluded that this process for consideration of GLO roadway abandonment satisfies legal requirements.
- On August 12, 2005, Arizona Revised Statute section 9-500.24 became effective. This provision gives the local municipality the right to abandon GLO patent easements, and concurs with the City's position on abandonment of GLO patent easements.

### **Related Policies, References:**

2008 Scottsdale Transportation Master Plan

East Shea Area Local Area Infrastructure Plan (LAIP)

## **IMPACT ANALYSIS**

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### **Subject GLO Easements and Right-of-way**

In 1954, Four 33-foot General Land Office Patent Easements (GLO) were dedicated on the site through patent serial number 1134688. The GLO easements are located along the northern, western, southern, and eastern boundaries of the property. The GLO roadway easements were reserved on the original patent deed to assure legal access before the City's street plans were in place. Currently the GLO easements are unimproved.

### **Request**

The applicant is requesting to abandon the 33-foot GLO easement along the eastern and western boundaries and 13-feet of the 33-foot GLO easement along the southern boundary abutting E. Cochise Drive to construct a new single-family home. The subject abandonment areas are deemed as excess and unnecessary because they are wider than the required street width by the Transportation Master Plan.

### **Traffic/Trails**

Access to the subject property is currently served from, and will continue to be served from, E. Cochise Drive. The property owner will provide the dedication of a 20-foot-wide half-street right-of-way for the north half of E. Cochise Drive with this abandonment action. The City's Local Area Infrastructure Plan identifies a trail in the southwest corner of this property. That trail will be located in a public non-motorized access easement that the applicant has agreed to dedicate.

**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 and easements along E. Cochise Drive and N. 124<sup>th</sup> Street. No impacts are anticipated.

**Public Utilities**

The public utility providers have been notified of the applicant’s request. The utility companies have indicated no conflicts with the proposed abandonment. The existing functioning City water and sewer lines are located outside of the area to be abandoned.

**Open space, Scenic Corridor**

There is a large wash running through the northern end of the subject property that has been left undisturbed. The owner has agreed to dedicate Natural Area Open Space and Drainage easements, and a 50-foot-wide Scenic Corridor easement along E. Shea Blvd. to further protect and preserve that area from disturbance.

**Community Involvement**

Property owners within 750 feet of the subject properties were notified of this application. As of the writing of this report, staff has not received any objections to this application.

**Community Impact**

The proposed abandonment does not restrict access to any surrounding properties. The subject property will have access to the new street alignment of E. Cochise Drive.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the 33-foot-wide GLO roadway easements along the eastern and western boundaries and a 13-foot-wide GLO roadway easement along the southern boundary of parcel 217-32-015, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning located at 12514 E. Cochise Drive., finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner shall dedicate a 20-foot-wide fee-simple half-street right-of-way along E. Cochise Drive via a Map of Dedication;
2. The property owner shall dedicate a 50-foot-wide Scenic Corridor easement along E. Shea Boulevard via a Map of Dedication.
3. The property owner shall dedicate a 20-foot-wide by 10-foot-wide Non- Motorized Public access easement in the southwest corner of the parcel via a Map of Dedication.

## RESPONSIBLE DEPARTMENTS

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### Planning and Development Services

Current Planning Services  
Transportation Department

## STAFF CONTACTS


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Christopher Zimmer  
Planner  
480-312-2347  
E-mail: [czimmer@ScottsdaleAZ.gov](mailto:czimmer@ScottsdaleAZ.gov)

Phil Kercher  
Traffic Engineer & Manager  
480-312-7645  
Email: [pkercher@scottsdaleaz.gov](mailto:pkercher@scottsdaleaz.gov)

**APPROVED BY**

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\_\_\_\_\_  
Christopher Zimmer, Report Author 2/11/2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Tim Curtis, AICP, Current Planning Director 2/14/2022  
\_\_\_\_\_  
Date  
Planning Commission Liaison  
Phone: 480-312-7713      Email: tcurtis@scottsdaleaz.gov

  
\_\_\_\_\_  
Randy Grant, Executive Director 2/15/2022  
\_\_\_\_\_  
Date  
Planning, Economic Development, and Tourism  
Phone: 480-312-2664      Email: rgrant@scottsdaleaz.gov

**ATTACHMENTS**

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1. Context Aerial
2. Aerial Close-Up
3. Applicant's Narrative
4. Resolution No. 12416
  - Exhibit A: Legal Description
  - Exhibit B: Legal Graphic
  - Exhibit C: Description of subject parcel
5. Zoning Aerial
6. Proposed Abandonment Areas Map
7. Required dedication map
8. Neighborhood outreach
9. City Notification Map



Context Aerial

8-AB-2021



Close-up Aerial

8-AB-2021



## **I. Abandonment Request**

The request is for abandonment of the GLOPEs on the property located at 12514 E. Cochise Dr. (APN 217-32-015).

The areas to be abandoned are depicted below.

33' GLOPE on the West and East and 13' of the South.

This abandonment request does not impact or change the current street system or traffic flow. If approved, the request will remove unused GLOPEs on the property. Utility companies have been contacted regarding the proposed abandonment (APS, Century Link, COS, Cox, SW Gas). Correspondence is included with the application documents. Future development on the site will consist of one single-family home.

## **II. Consideration for Abandonment**

The dedication of the required easements with associated square footages as specified in this letter as the consideration of exchange for the GLOPE abandonment.

GLOPE area = 41,395 sq. ft.

20' R-O-W = 6,593 sq. ft.

10' X 20' PNMA = 200 sq. ft.

DFC (1' VNE and 50' SCE within DFC) = 57,204 sq. ft.

Total Easements Being Dedicated is 63,997 20' sq. ft.

Difference = 6,793 sq. ft.

**Placeholder for  
Resolution No. 12416**

**LEGAL DESCRIPTION  
GLO PATENT EASEMENT ABANDONMENT**

*The West 33.00 feet and the South 33.00 feet and the East 33.00 feet of the West half of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 26, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.*

*Except the South 20.00 feet, AND  
Except the North 65.00 feet, thereof*

*The above described parcel contains 41,395 sq. ft.*

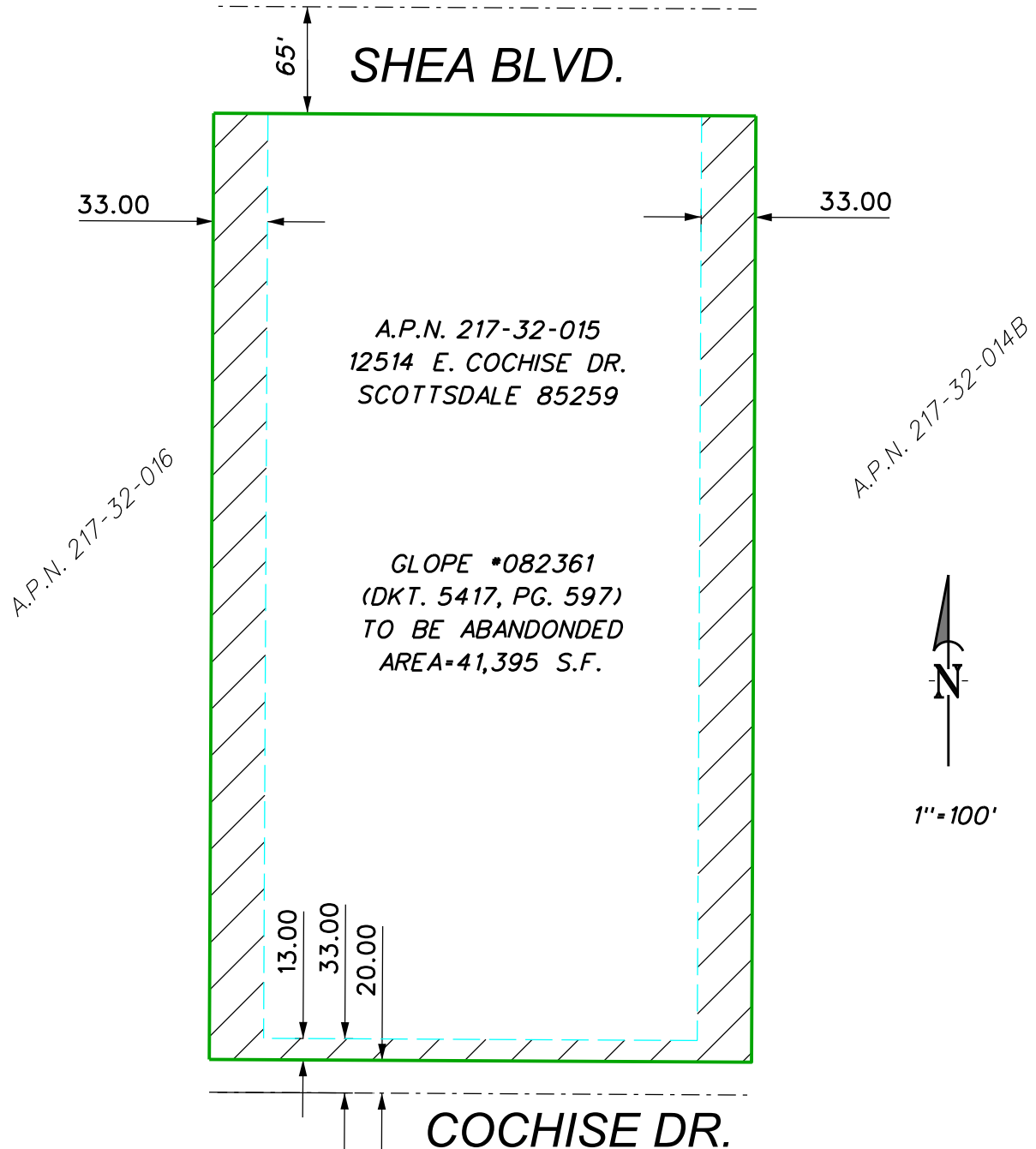


**EVERETTALAN  
{ GROUP }**

6300 E. Cave Creek Road, Ste. 202 ☐ Cave Creek, Arizona 85331  
Phone 480.990.0545 ☐ Fax 480.994.9097 ☐ [www.EverettAlanGroup.com](http://www.EverettAlanGroup.com)

Resolution No. 12416      Job No. 200729  
Exhibit A  
Page 1 of 1

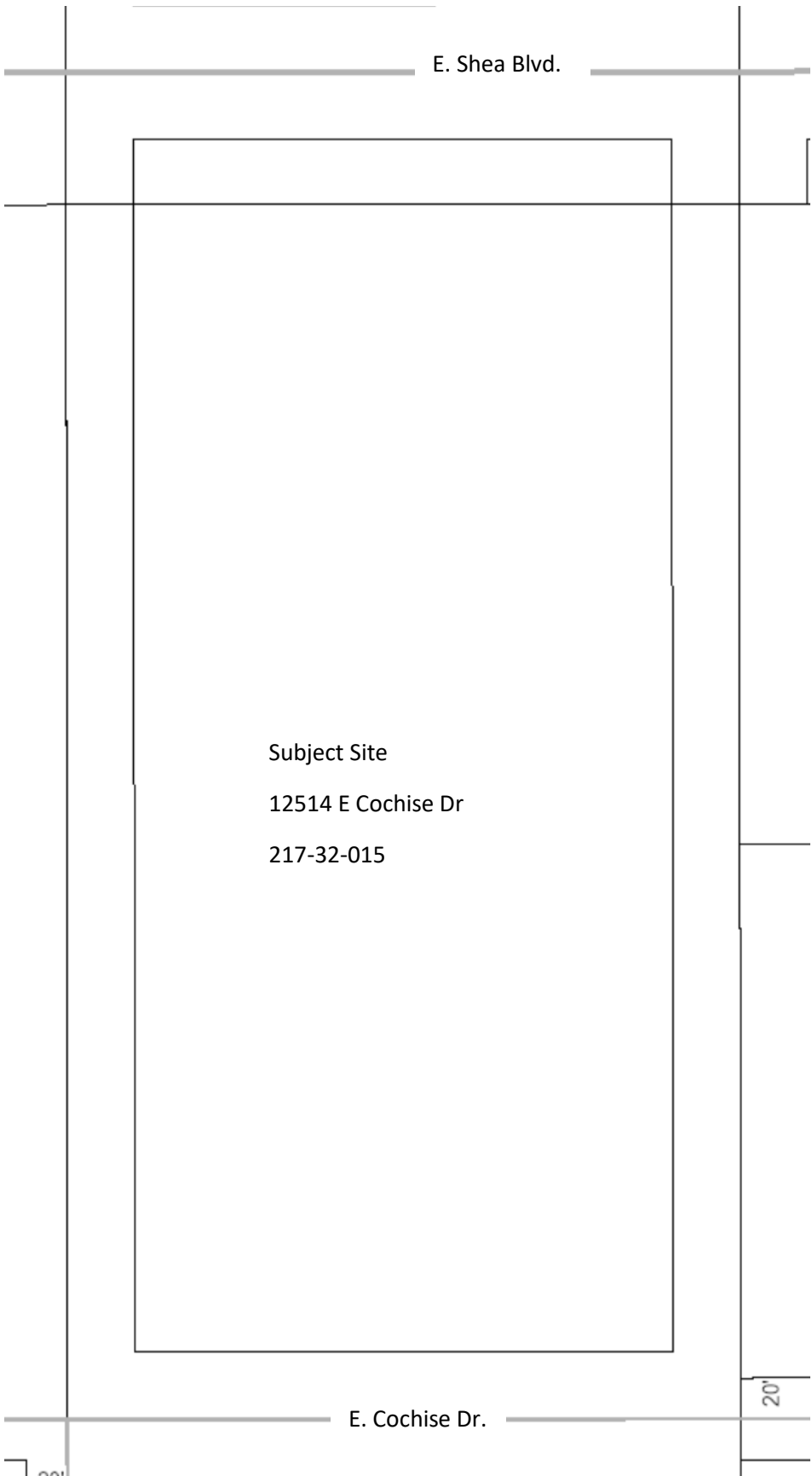
GLO PANTENT EASEMENT ABANDONMENT  
THE W1/2, NE1/4, NW1/4, NE1/4 SEC. 26,  
T. 3. N., R. 5 E., G. & S. R. B. & M.,  
M. C., AZ.; EX. N. 65'.



**EVERETT ALAN**  
{ GROUP }

6300 East Cave Creek Road, Suite 202  
Cave Creek, Arizona 85331  
Phone 480.990.0545 Fax 480.994.9097  
www.EverettAlanGroup.com

JOB NO.  
200729



E. Shea Blvd.

Subject Site  
12514 E Cochise Dr  
217-32-015

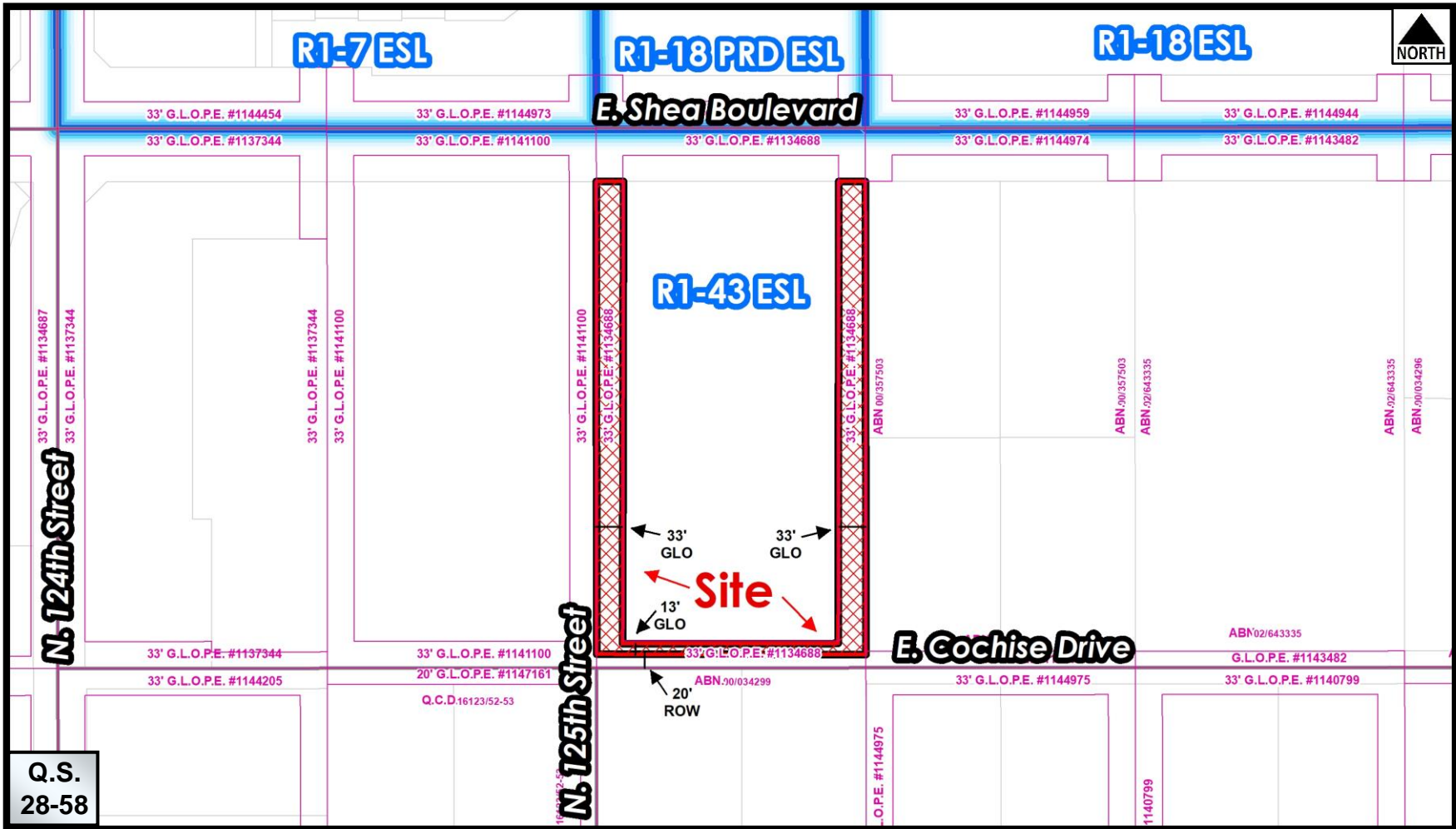
E. Cochise Dr.

20'



Zoning Aerial

8-AB-2021



Proposed Abandonment Areas Map

8-AB-2021

**DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT GOODMAN FAMILY FARM LLC, AS OWNER, OF A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, HAS SHOWN ON THIS MAP THE SETS FOR THE LOCATION AND GIVES THE DIMENSIONS OF THE EASEMENTS. EACH EASEMENT SHALL BE KNOWN BY THE NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON SAID MAP. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS STATED.

**PUBLIC STREETS**  
GOODMAN FAMILY FARM LLC, AS OWNERS, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATION WITHOUT LIMITATION. GRANTEE MAY: (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, AMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

**EASEMENTS**  
GOODMAN FAMILY FARM LLC AS GRANTOR, DO HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREIN SUBJECT TO THE CONDITIONS STATED.

**DRAINAGE AND FLOOD CONTROL (DFC):**  
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTOR'S PRIOR WRITTEN CONSENT.
- AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION. REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING ON THE PROPERTY. GRANTOR SHALL PREVENT EROSION AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATION IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM SUCH WORK.
- IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

**NATURAL AREA OPEN SPACE, INCLUDING RESTORED DESERT (NAOS):**  
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NATURAL DESERT OPEN SPACE PRESERVATION AS FOLLOWS:

- GRANTOR SHALL NOT USE THE PROPERTY IN ANY WAY INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
- GRANTOR SHALL NOT GRADE, GRUB OR EXCAVATE THE EASEMENT, OR CONSTRUCT ANY STRUCTURE ON THE EASEMENT, EXCEPT AS APPROVED BY GRANTEE, IN WRITING, SPECIFICALLY REFERRING TO THIS EASEMENT.
- GRANTOR SHALL RESTORE THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE, IF THE EASEMENT IS DISTURBED. THE RESTORED DESERT SHALL BE PRESERVED AS DESERT OPEN SPACE.
- GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY.
- MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

**SCENIC CORRIDOR EASEMENT (SCE):**  
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE PERMANENT DESERT OPEN SPACE, HOWEVER, GRANTEE MAY INSTALL VEGETATION, DRIVEWAYS, SIGNAGE, UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE. GRANTEE SHALL MAINTAIN THE PROPERTY, INCLUDING ANY IMPROVEMENTS, FREE OF DEBRIS, IN A SAFE AND NATURAL CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

**VEHICULAR NON-ACCESS (VNA):**  
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTEE SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTEE SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

**PUBLIC NON-MOTORIZED ACCESS (PNMA):**  
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTEE HAVE JOINED IN THIS DOCUMENT. THE DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

GRANTOR: GOODMAN FAMILY FARM LLC

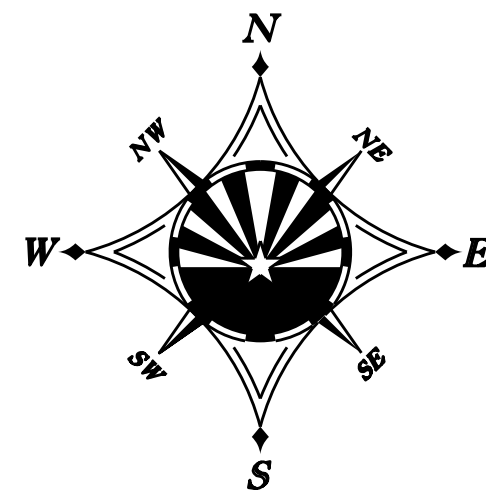
BY: \_\_\_\_\_  
ALEXANDRA CHAVEZ

STATE OF ARIZONA  
JSS  
COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY: ALEXANDRA CHAVEZ

NOTARY PUBLIC: \_\_\_\_\_

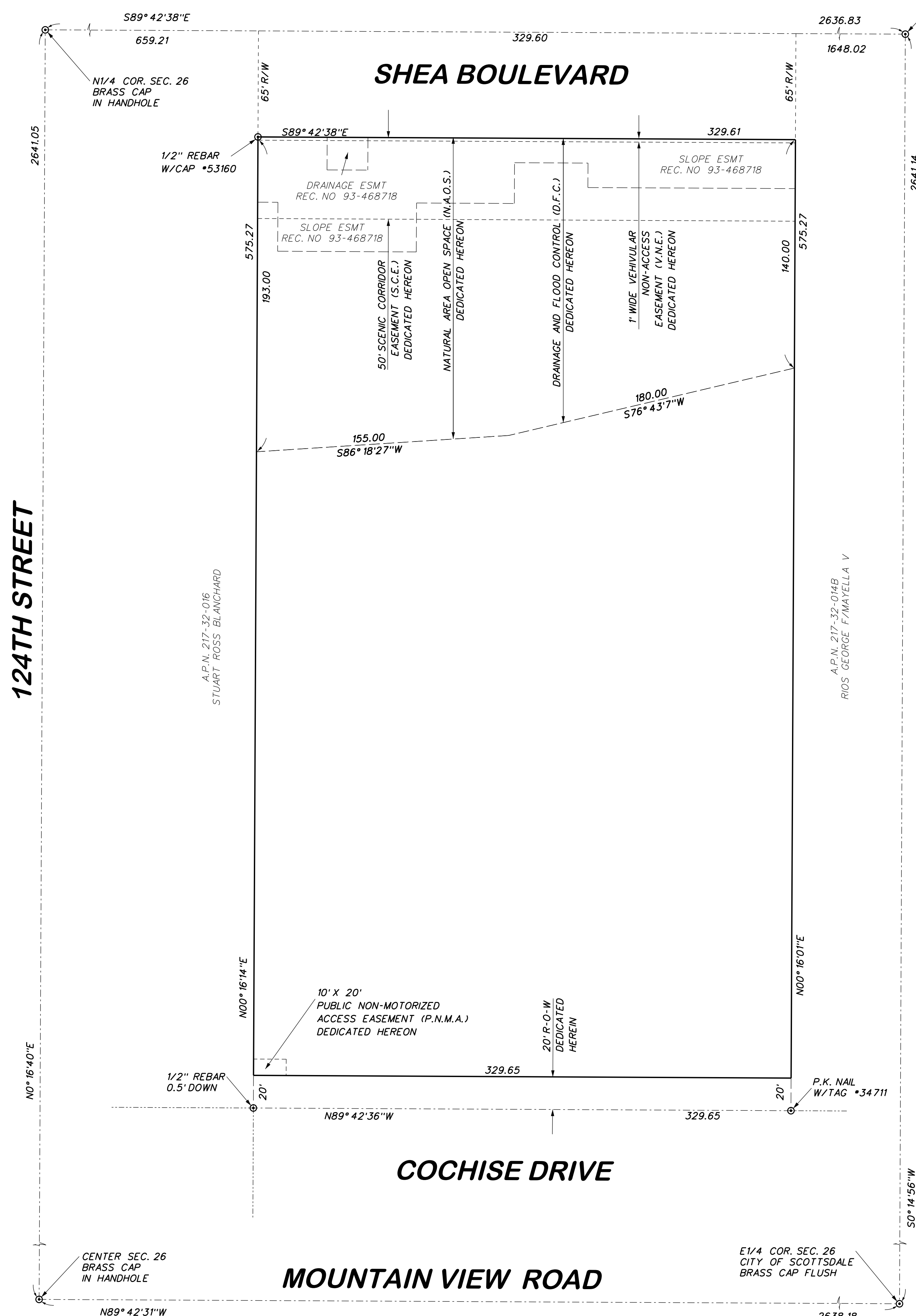
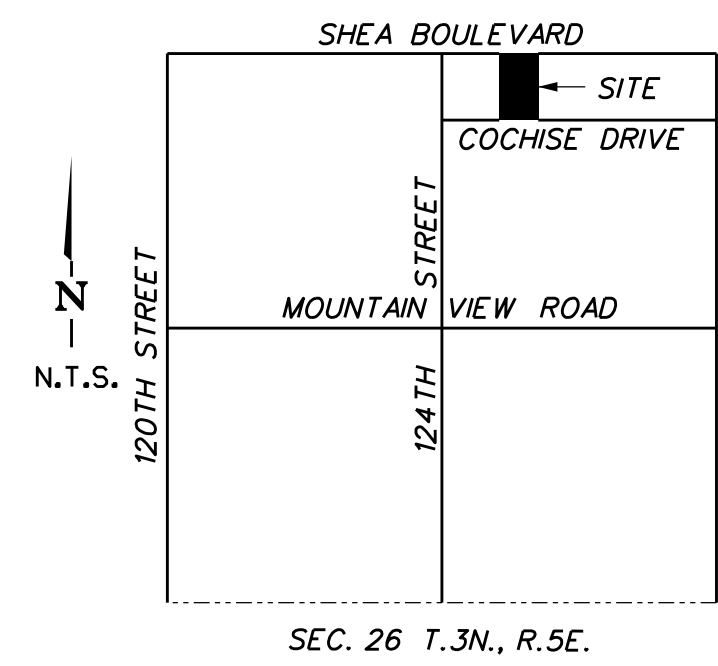
MY COMMISSION EXPIRES: \_\_\_\_\_



GRAPHIC SCALE 1" = 40'

**MAP OF DEDICATION**  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA  
OWNER: GOODMAN FAMILY FARM, LLC

**VICINITY MAP**



**LAND SURVEYOR'S NOTES**

- ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE MEASURED UNLESS OTHERWISE NOTED.
- THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD OF TECHNICAL REGISTRATION IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTES CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ADJUTING PROPERTY OWNER.

**LEGEND**

- FOUND MONUMENT (TYPE SHOWN)
- PROPERTY LINE
- BCF BRASS CAP FLUSH
- COS CITY OF SCOTTSDALE

**SITE DATA**

A.P.N.	217-32-015
AREA OF LOT	189,625 SF
ZONING	R1-43
QUARTER SECTION	28-58

**N.A.O.S. DATA**

LOT AREA - 189,625 SF  
ESLO LOWER & UPPER DESERT  
2-5%, 25% N.A.O.S. REQUIRED: 189,625X25%=47,406 SF

**OWNER**

GOODMAN FAMILY FARM LLC

**SITE ADDRESS**

12514 E COCHISE DR  
SCOTTSDALE, AZ 85259

**REFERENCE DOCUMENTS**

BOOK 1268, PAGE 8, M.C.R.  
BOOK 1297, PAGE 2, M.C.R.

**BASIS OF BEARING**

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26 BEARS S89°42'38"E PER BASIS SCOTTSDALE 4-12, BOOK 1268 OF MAPS, PAGE 8 M.C.R.

**LEGAL DESCRIPTION**

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 65 FEET;

**CITY OF SCOTTSDALE APPROVAL**

THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHIEF DEVELOPMENT OFFICER

THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. N/A, AND ZONING CASE(S) NO. N/A, AND ALL CASE RELATED STIPULATIONS.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPMENT ENGINEERING MANAGER

**LAND SURVEYOR'S CERTIFICATION**

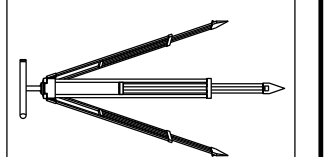
I, JAMES A. LOFTIS, A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, HEREBY CERTIFIES THE DEDICATION(S) AS SHOWN HEREON BEING PREPARED UNDER BY DIRECTION.



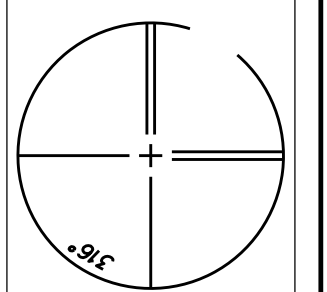
**ATTACHMENT 7**

MAP OF DEDICATION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA  
OWNER GOODMAN FAMILY FARM, LLC



**EVERETT ALAN GROUP**  
[ GROUP ]



EVERETT ALAN GROUP  
4300 E. CAVE CREEK  
SUITE # 202  
CAVE CREEK, AZ 85331  
PHONE: (480) 990-0545  
FAX: (480) 994-9097  
WWW.EVERETLANGROUP.COM

PROJECT NO:  
200729

SURVEYOR: J. LOFTIS  
CAD TECH:

SHEET NO:  
1 of 1

PLAN CHECK 5246-21-1



## Zimmer, Christopher

---

**From:** Jim Loftis <jim@everettalangroup.com>  
**Sent:** Wednesday, February 16, 2022 3:10 PM  
**To:** Zimmer, Christopher  
**Subject:** 8-AB-2021  
**Attachments:** 200729 GLO ABANDONMENT EXHIBIT-A.pdf

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

Chris,

Attached is the updated exhibit replacing Casey's name with yours.

Also all the mailings went out June 4th 2021 and we have not received any responses to date.

Let me know if you need anything else,

Jim



**JAMES LOFTIS** | REGISTERED LAND SURVEYOR | [JIM@EVERETTALANGROUP.COM](mailto:JIM@EVERETTALANGROUP.COM)

TEL 480-990-0545 | FAX 480-994-9097 | [WWW.EVERETTALANGROUP.COM](http://WWW.EVERETTALANGROUP.COM)

6300 E. Cave Creek Road, Suite 202, Cave Creek, Az. 85331

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# NOTICE:

**PROJECT DESCRIPTION:**

ABANDON THE GLO PATENT EASEMENTS ON APN 217-32-015

**PROJECT LOCATION:**

12514 E COCHISE DR, SCOTTSDALE 85259

**ZONING:**

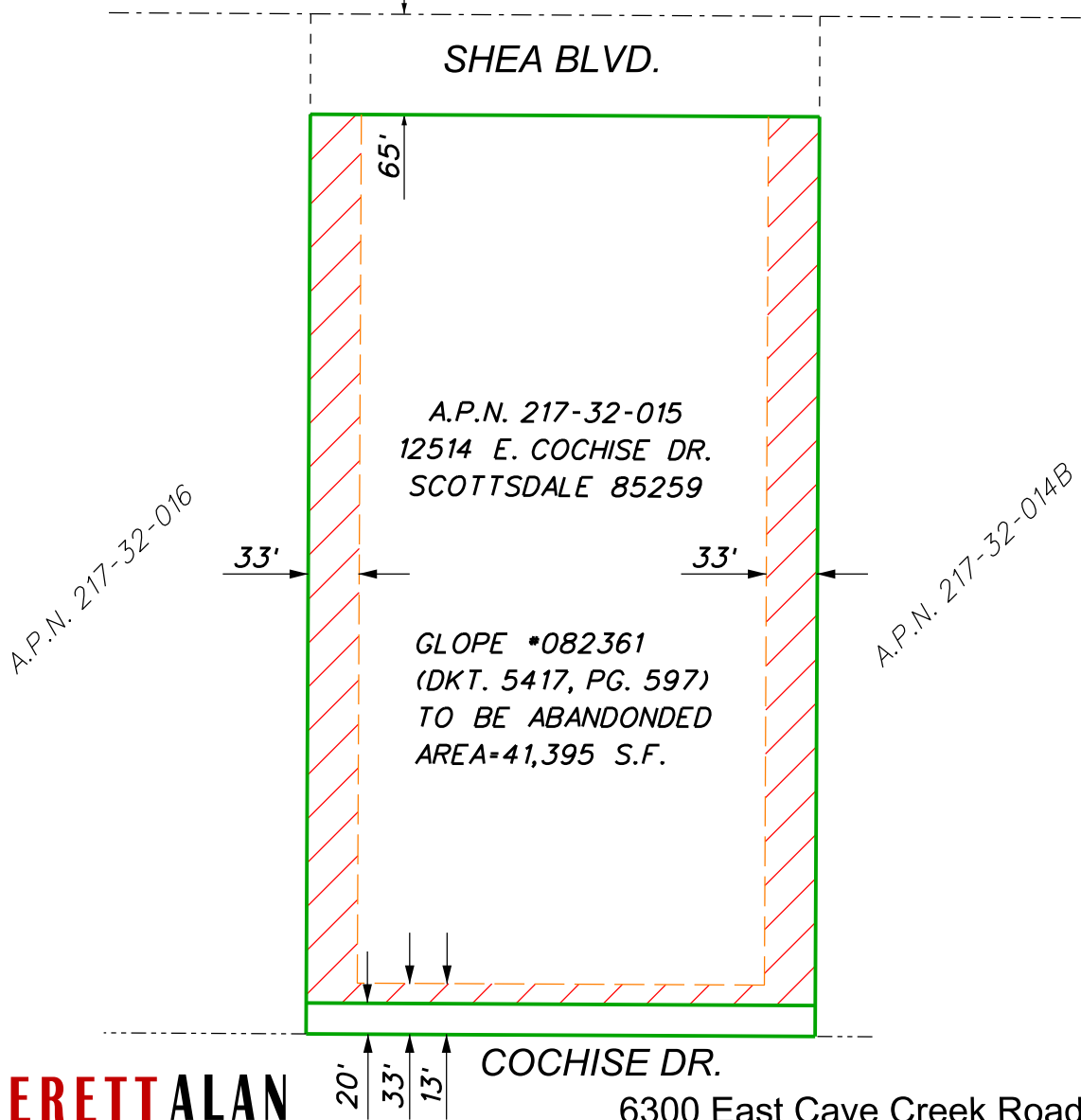
R1-43 ESL

**APPLICANT CONTACT:**

EVERETT ALAN GROUP, JIM LOFTIS  
(480)990-0545  
JIM@EVERETTALANGROUP.COM

**CITY OF SCOTTSDALE CONTACT:**

CHRISTOPHER ZIMMER, (480)312- 2347  
CZIMMER@SCOTTSDALEAZ.GOV

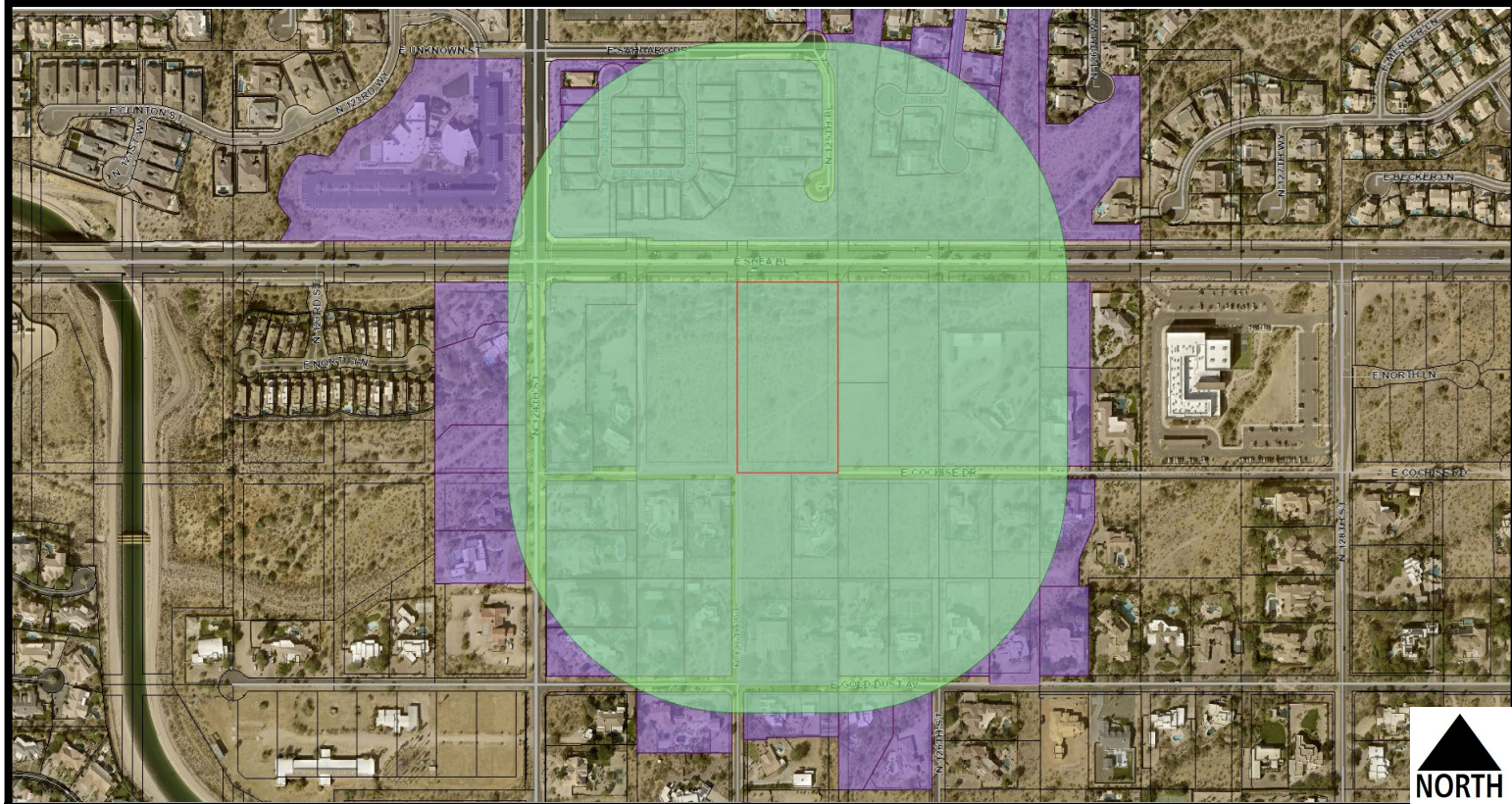


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# City Notifications – Mailing List Selection Map

## Chavez Property GLO Abandonment


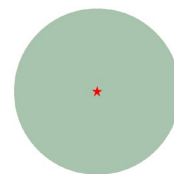


### Additional Notifications:

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

Labels Pulled  
October 27, 2021

### Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 144

**8-AB-2021**