

**Marked Agendas
Approved Minutes
Approved Reports**

CITY COUNCIL REPORT



Meeting Date: April 25, 2017
 General Plan Element: *Land Use*
 General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

Desert Star Acres Abandonment 12-AB-2016

Request to consider the following:

Adopt Resolution No. 10729 to abandon the twenty-five (25) foot wide Future Roadway Easement located along the northern boundary of three (3) properties on the south side of E. Cactus Road with Single-family Residential District (R1-35) zoning located at 12187 N. 76th Place, 7655 E. Cactus Road, and 7667 E. Cactus Road.

Goal/Purpose of Request

The proposed abandonment will allow the subject properties to gain usable space that is currently encumbered by the twenty-five (25) foot wide Easement for Future Roadway and with this abandonment direct access on to E. Cactus Road will be restricted, consistent with the street design standards.

Key Items for Consideration

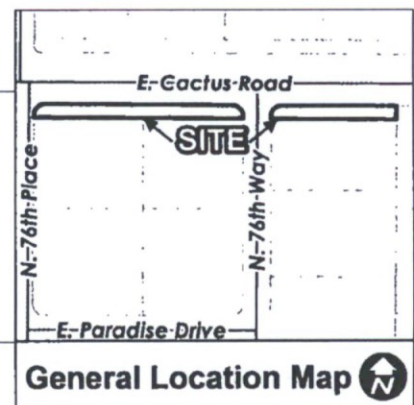
- Access not impacted by this proposed abandonment
- Conforms with the Transportation Master Plan
- No opposition received regarding the proposed abandonment
- Planning Commission heard this case on March 22, 2017 and recommended approval with a 4-0 vote

OWNERS

Branski – 12187 N. 76th Place (Lot 10)
 Sonders – 7655 E. Cactus Road (Lot 9)
 Sprenger – 7667 E. Cactus Road (Lot 1)

APPLICANT CONTACT

Robert Sonders
 720-530-0567



LOCATION

12187 N. 76th Place, 7655 E. Cactus Road, and 7667 E. Cactus Road

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several existing developments permit horse corrals. South of the C.A.P. Canal, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots.

Zoning

The site is zoned Single-family Residential (R1-35). The (R1-35) zoning district is intended to promote and preserve residential development. The minimum lot size, although less than one (1) acre, still results in a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto, together with required recreational, religious and educational facilities.

Context

The subject twenty-five (25) feet of Future Roadway Easement was dedicated in 1959 on the Desert Star Acres Unit 1 plat (MCR 68-44). The easement had also been previously identified on the Sundown Acres Amended plat (MCR 71-18) that preceded it. The subject easement spans across the northern boundaries of Lots 1, 9, and 10 of the subdivision and did not appear on the adjacent subdivision plats. This Future Roadway Easement is separate from the remaining ninety-five (95) feet of currently utilized public right-of-way for E. Cactus Road.

The subject properties are located on the south side of E. Cactus Road west of N. Hayden Road, between N. 76th Place and the N. 78th Street alignment. These properties are zoned R1-35 and are surrounded by R1-35 zoned properties to the west, south, and east with R1-35 PCD zoned properties across E. Cactus Road to the north. Please refer to context graphics attached.

APPLICANTS PROPOSAL

The proposed abandonment allows these three properties to gain back additional usable space currently encumbered by the easement, and the point from which their required building setbacks are measured would shift to the north property line (instead of the southern edge of the future roadway easement line) which would create consistency with the adjacent properties in the area. The proposed abandonment area does not reduce the existing remaining ninety-five (95) foot wide public right-of-way for E. Cactus Road and does not contain any portion of the existing associated curb or sidewalk improvements.

The applicant is also proposing the reservation and dedication of an one (1) foot wide Vehicular Non-Access Easement, a four (4) foot wide Water and Sewer Facilities Easement, a ten (10) foot

wide Public Non-Motorized Access Easement, and an eight (8) foot wide Public Utility Easement associated to this abandonment. The applicant has also agreed to provide a compensation value of \$3,000 for the combined total area of the future roadway easement to be abandoned.

IMPACT ANALYSIS

Land Use

There is no proposed change to the land use. These three properties will continue to function as single-family residential properties with or without the proposed abandonment.

Traffic/Trails

Access to the subject properties and those around them will continue to be provided from N. 76th Place and N. 76th Way. With this abandonment, these three property owners have identified that they will discontinue use of their existing driveways and curb cuts onto E. Cactus Road. The City will be granted the right to remove and replace those curb segments with future improvement project activity along that segment of E. Cactus Road. With this abandonment a ten (10) foot wide Public Non-Motorized Access Easement will be retained out of the abandonment area to accommodate potential future sidewalk improvements along the south side of E. Cactus Road.

Emergency/Municipal Services and Utilities

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated public right-of-way along E. Cactus Road, N. 76th Place, and N. 76th Way. No impacts are anticipated.

Public Utilities

The public utility providers 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 application. With this abandonment application a four (4) foot wide Water and Sewer Facilities Easement will be retained out of the abandonment area to ensure proper maintenance access to the existing water line located within the southern portion of the remaining E. Cactus Road right-of-way. An eight (8) foot wide Public Utility Easement will be retained running north/south along the interior property boundaries of the subject properties, to ensure a functional connection is maintained with the other Public Utility Easements within the subdivision so utility services can continue to be provided.

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.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on March 22, 2017 and recommended approval with a 4-0 vote.

Staff Recommendation to Planning Commission:

Staff recommended that the Planning Commission make a recommendation to City Council for approval to abandon the twenty-five (25) foot wide Future Roadway Easement, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owners dedicate and reserve an one (1) foot wide Vehicular Non-Access Easement, a four (4) foot wide Water and Sewer Facilities Easement, a ten (10) foot wide Public Non-Motorized Access Easement, and an eight (8) foot wide Public Utility Easement.
2. The property owners will pay to the City a total combined value of three-thousand (3,000) dollars as compensation for the areas to be abandoned.

RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 10729 to abandon the twenty-five (25) foot wide Future Roadway Easement located along the northern boundary of three (3) properties on the south side of E. Cactus Road with Single-family Residential District (R1-35) zoning located at 12187 N. 76th Place, 7655 E. Cactus Road, and 7667 E. Cactus Road.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes
Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

3/24/2017

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

3/28/2017

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

4/4/17

Date

ATTACHMENTS

1. Context Aerial
2. Close-Up Aerial
3. Dimensioned Aerial
4. Resolution No. 10729
5. Applicant's Narrative
6. Legal Description and Graphic of Abandonment Areas
7. Legal Description and Graphic of Reservations/Dedications
8. City Notification Map
9. March 22, 2017 Planning Commission Minutes



Q.S.
30-46

2015 GIS Orthophoto



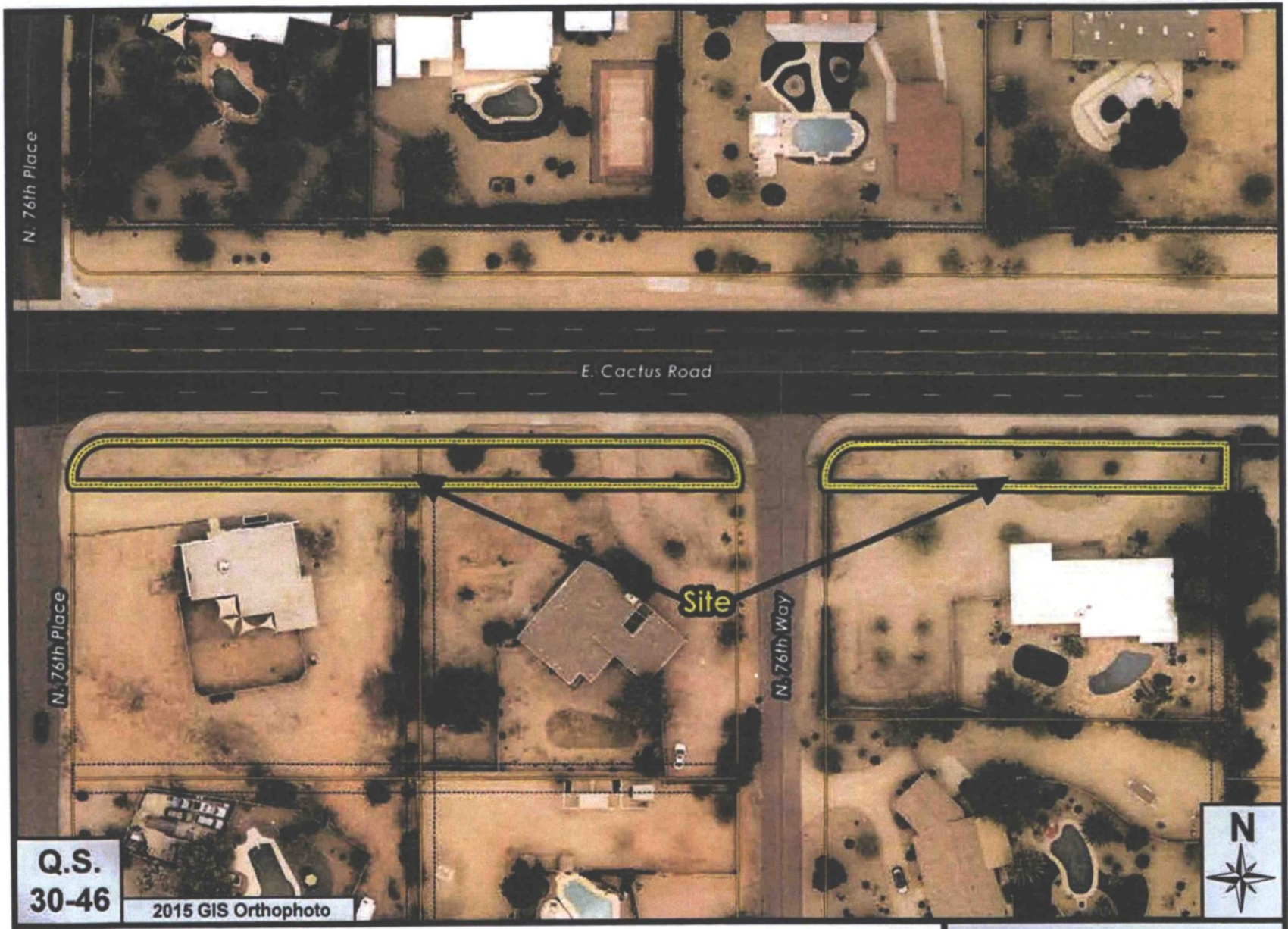
ATTACHMENT #1

Context Aerial

ATTACHMENT #2

12-AB-2016

ATTACHMENT #2



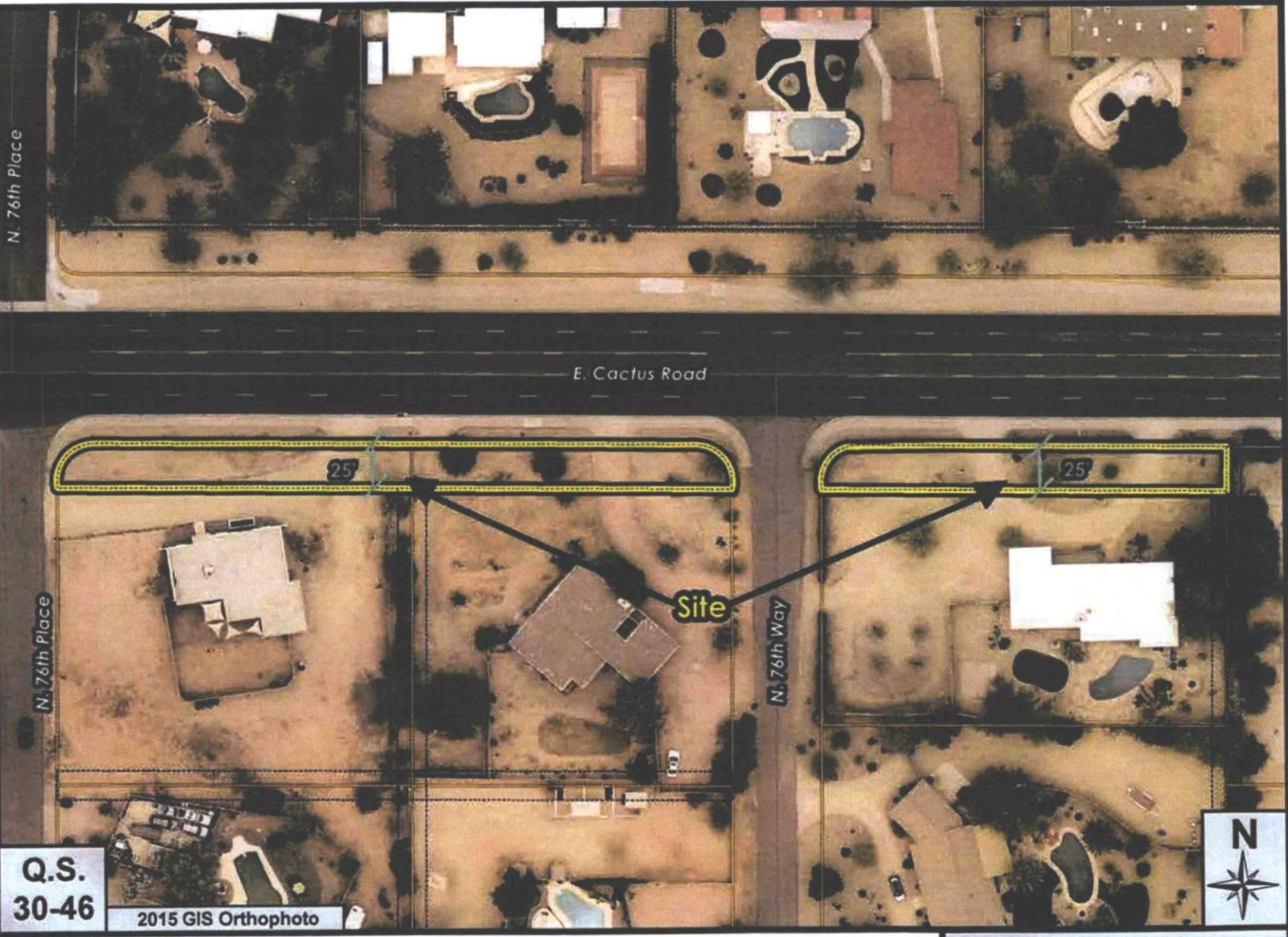
Q.S.
30-46

2015 GIS Orthophoto



Close-Up Aerial

12-AB-2016



Attachment #3

Dimensioned Aerial

12-AB-2016

RESOLUTION NO. 10729

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 RIGHT-OF-WAY EASEMENT ON THE SOUTH SIDE OF CACTUS ROAD BETWEEN 76TH PLACE AND THE 78TH STREET ALIGNMENT.

(12-AB-2016)

(Sonders, Branski, Sprenger)

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 ("City") City's 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 Right-of-way").

D. The Abandonment Right-of-way is described on **Exhibit "A", Exhibit "B", Exhibit "C", Exhibit "D", Exhibit "E" and Exhibit "F"** attached hereto.

E. The Abandonment Right-of-way falls within, serves, affects or is near three parcels located at 12187 N. 76th Place (Branski), 7655 E. Cactus Road (Sonders) and 7667 E. Cactus Road (Sprenger) comprising a total of approximately 2.45 acres as depicted on **Exhibit "G"** attached hereto.

F. City's city council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Right-of-way is no longer necessary for public use.

G. City's city 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. City's city 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

15399713

consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Right-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 Right-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 Right-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 scenic corridor, setback or similar easement or covenant.

2.3 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 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 Each owner shall dedicate a ten foot (10') public non-motorized access easement along E. Cactus Road using City specified forms.

3.2 Each owner shall dedicate to the City a one (1) foot vehicular non-access easement along E. Cactus Road using City specified forms.

3.3 Each owner shall dedicate to the City a four (4) foot water and sewer easement along E. Cactus Road using City specified forms.

3.4 Each owner shall dedicate to the City an eight foot (8') public utility easement connecting the remaining E. Cactus Road right-of-way to the existing public utility easements within the subdivision using City specified forms.

3.5 The owners of the parcels shall pay to City the combined total amount of Three Thousand and No/100 Dollars (\$3,000.00) (the "Payment Amount") as compensation to 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.

15399713

3.6 The zoning administrator executes 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, or if this resolution is not recorded prior to that deadline, 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 _____, 2017.

CITY OF SCOTTSDALE, an Arizona municipal corporation

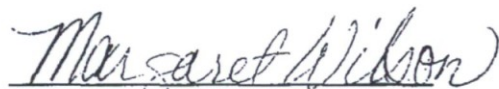
W. J. "Jim" Lane, Mayor

ATTEST:

By: _____
Carolyn Jagger, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY


Bruce Washburn, City Attorney
By: Margaret Wilson, Assistant 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

Table of Exhibits

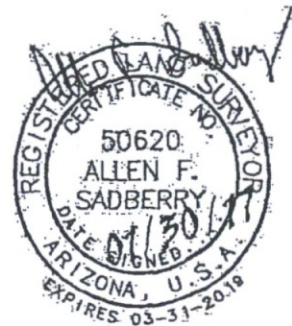
<u>Exhibit</u>	<u>Paragraph</u>	<u>Description</u>
A	D	Legal description of street right-of-way to be abandoned (Branski)
B	D	Scaled and dimensioned drawing to accompany legal description of street right-of-way to be abandoned (Branski)
C	D	Legal description of street right-of-way to be abandoned (Sonders)
D	D	Scaled and dimensioned drawing to accompany legal description of street right -of-way to be abandoned (Sonders)
E	D	Legal description of street right of way to be abandoned (Sprenger)
F	D	Scaled and dimensioned drawing to accompany legal description of street right -of-way to be abandoned (Sprenger)
G	E	Depiction of three parcels affected by abandonment

EASEMENT EXHIBIT

EXISTING 25' EASEMENT FOR FUTURE ROADWAY
AT
OF APN 175-16-031
12187 N. 76TH PLACE, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 25.00 FEET OF LOT 10, DESERT STAR ACRES, UNIT 1, ACCORDING
TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

EXHIBIT A
RESOLUTION 10729
PAGE 1 of 1



EASEMENT EXHIBIT

EXISTING 25' EASEMENT FOR FUTURE ROADWAY

AT

OF APN 175-16-031

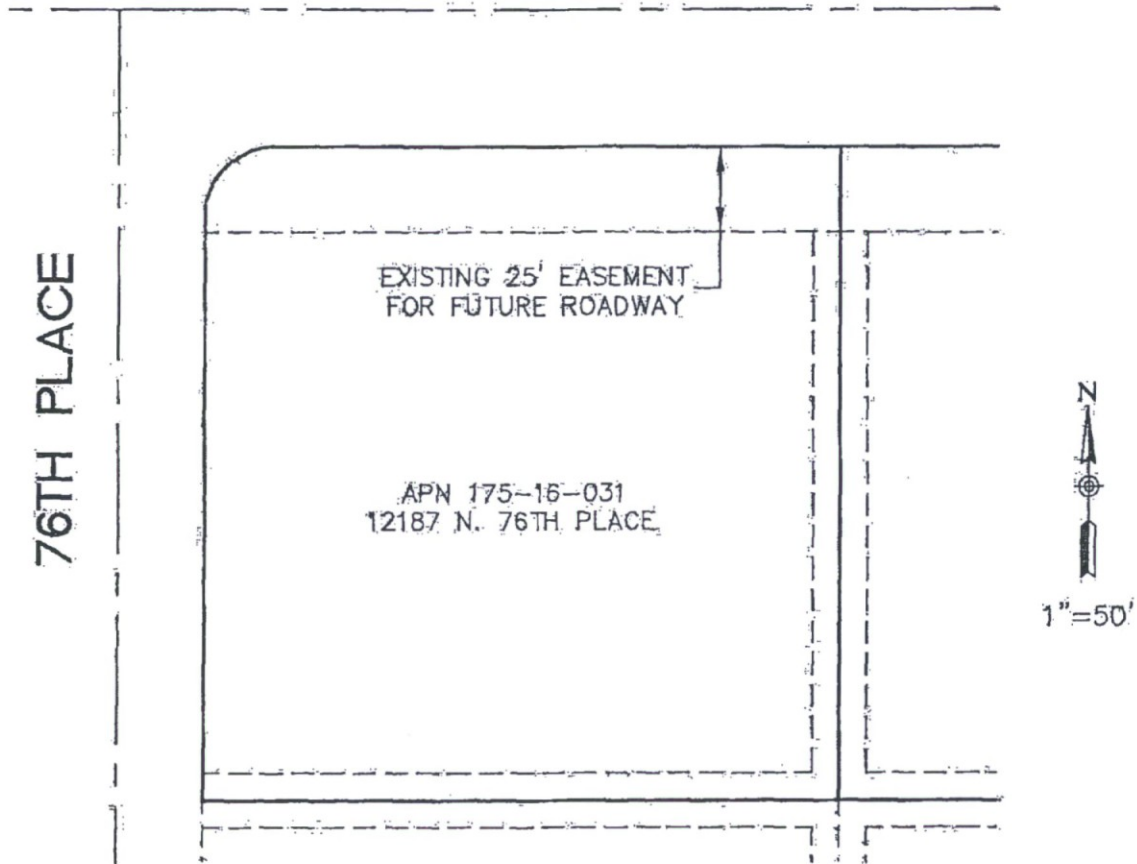
12187 N. 76TH PLACE, SCOTTSDALE, AZ

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,

GILA AND SALT RIVER MERIDIAN,

MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.01	S00°02'45"W
L2	168.51	S89°58'40"E
L3	25.00	N00°00'07"W
L4	188.52	S89°58'40"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.41	20.00	89°58'35"

EXHIBIT B
RESOLUTION 10729
PAGE 1 of 1

CONA, U.S.
EXPIRES 03-31-2019

EASEMENT EXHIBIT

EXISTING 25' EASEMENT FOR FUTURE ROADWAY

AT

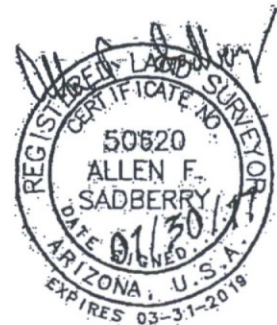
OF APN 175-16-030

7655 E. CACTUS ROAD, SCOTTSDALE, AZ

BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

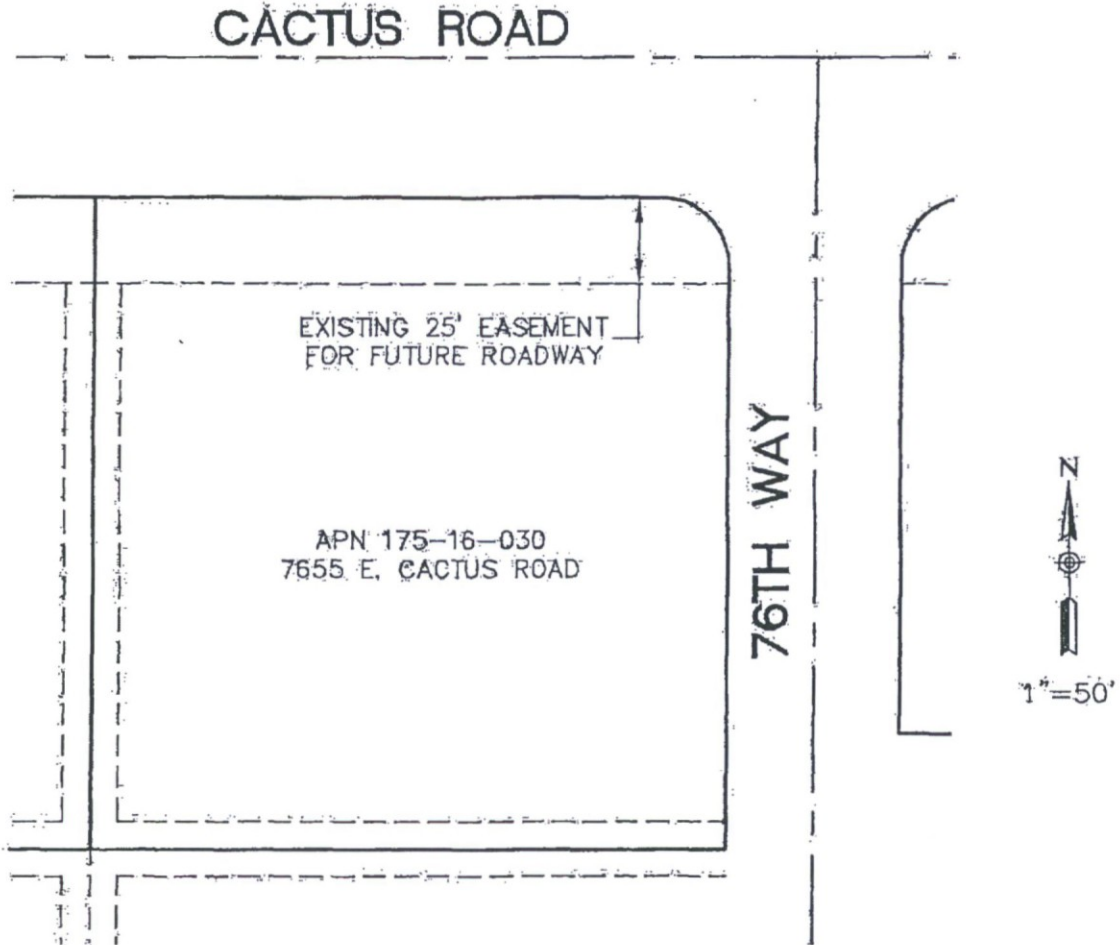
THE NORTH 25.00 FEET OF LOT 9, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

EXHIBIT C
RESOLUTION 10729
PAGE 1 of 1



EASEMENT EXHIBIT

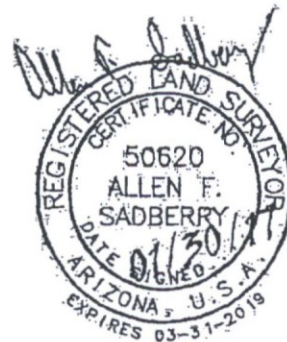
EXISTING 25' EASEMENT FOR FUTURE ROADWAY
 AT
 OF APN 175-16-030
 7655 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
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 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.



LINE TABLE		
LINE	LENGTH	BEARING
L3	25.00	N00°00'07"W
L5	168.88	S89°58'40"E
L6	5.01	S00°00'01"E
L7	188.87	S89°58'40"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	31.42	20.00	90°01'21"

EXHIBIT D
 RESOLUTION 10729
 PAGE 1 of 1

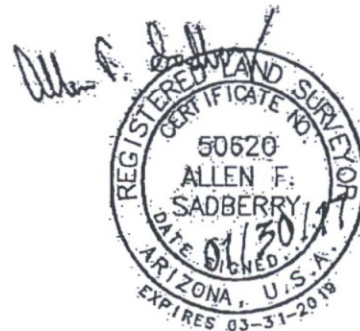


EASEMENT EXHIBIT

EXISTING 25' EASEMENT FOR FUTURE ROADWAY
AT
OF APN 175-16-022
7667 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 25.00 FEET OF LOT 1, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
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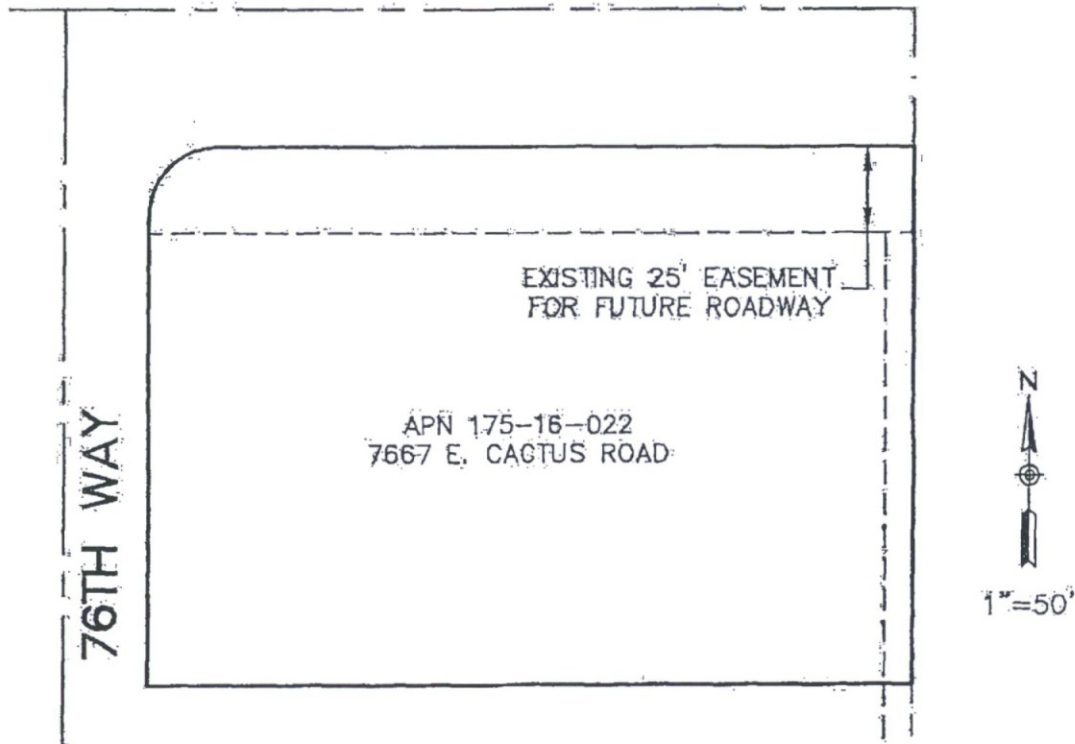
EXHIBIT E
RESOLUTION 10729
PAGE 1 of 1



EASEMENT EXHIBIT

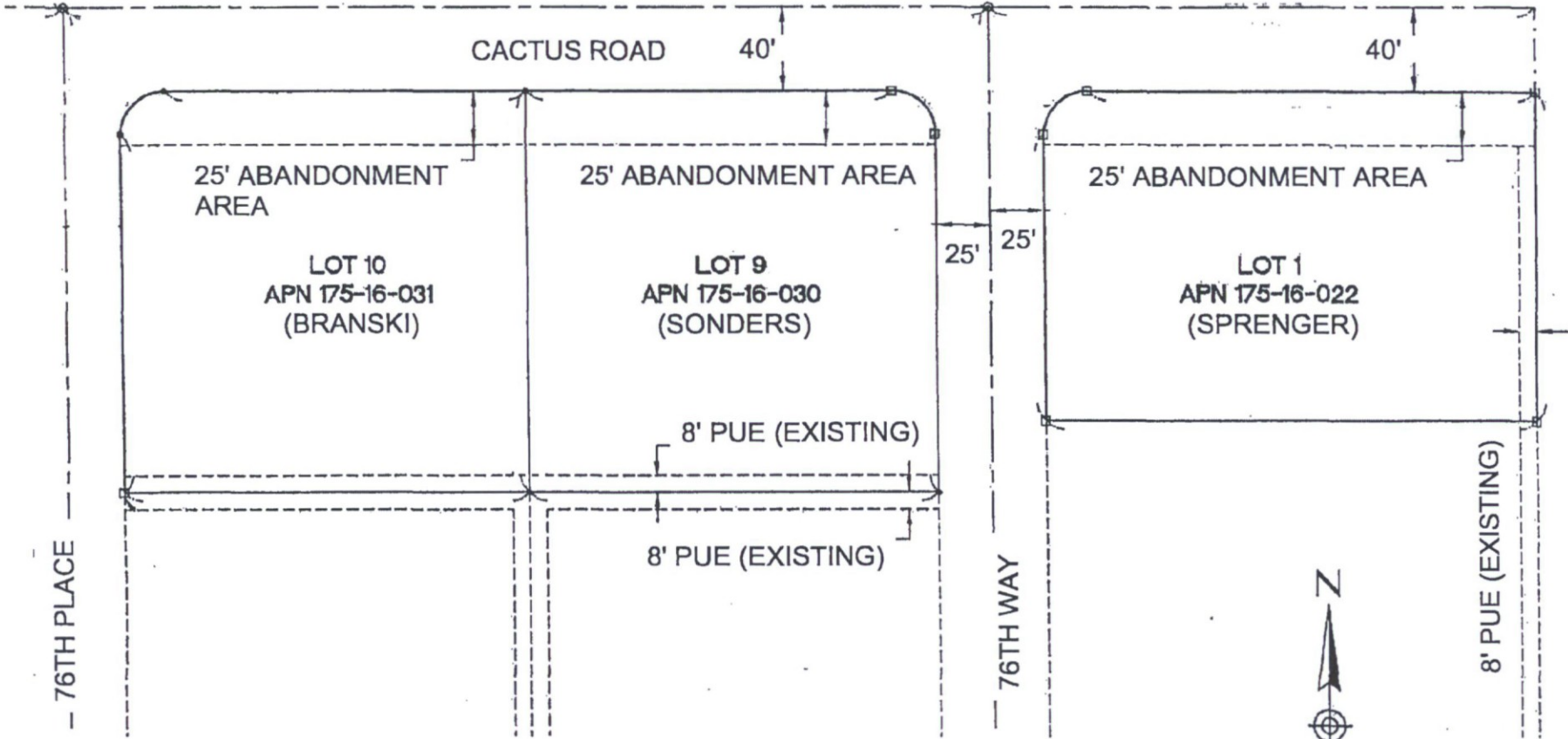
EXISTING 25' EASEMENT FOR FUTURE ROADWAY
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 BEING A PART OF THE NORTHEAST QUARTER OF
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 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE			
LINE	LENGTH	BEARING	
L8	4.99	S00°00'01"E	
L9	205.99	S89°58'40"E	
L10	25.00	S00°05'30"W	
L11	225.96	S89°58'40"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	31.42	20.00	90°01'21"

EASEMENT EXHIBIT

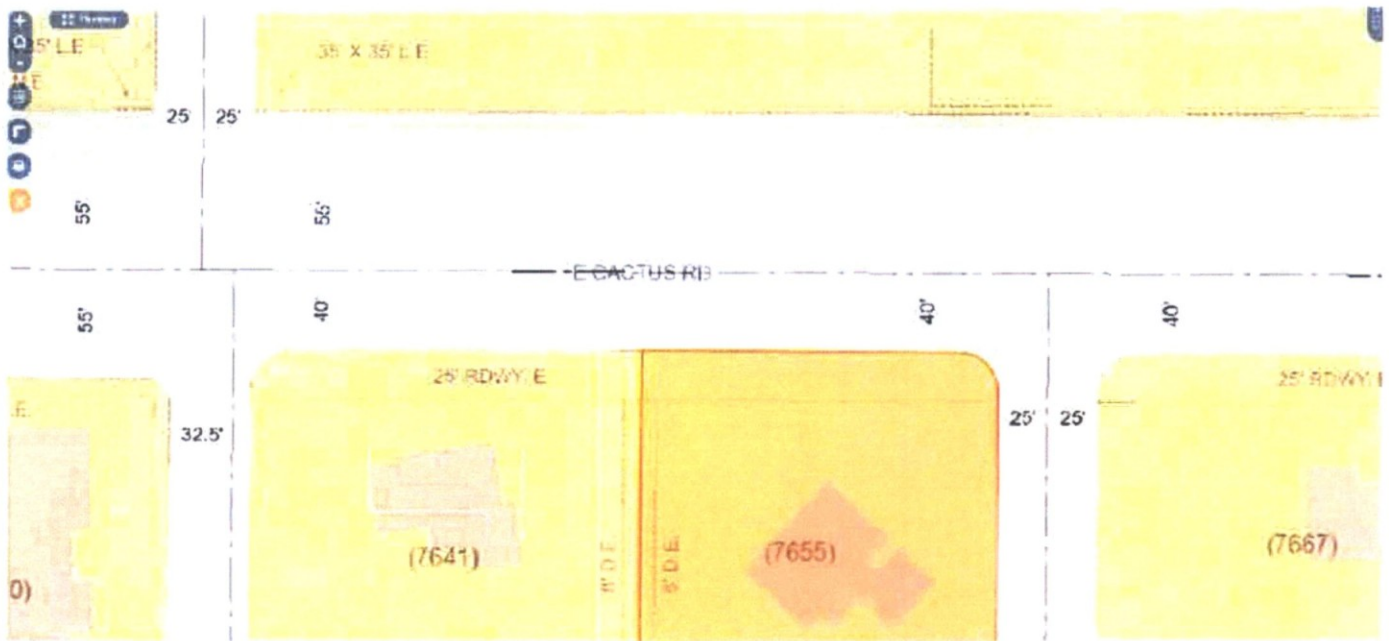


Application Narrative document – Revised V3 – 3-14-2017

My name is Robert F. Sonders.

This is a request to abandon the roadway easement that is a 25 foot area that runs parallel with Cactus Road. Along the south side of Cactus Road. The easement was put in place around 1961, when the subdivision was first developed. There are only three original lots that have the easement in place. We are requesting this easement be removed (abandoned).

- 12187 N 76th Place (Formerly 7641 East Cactus Rd)
- 7655 East Cactus Rd
- 7667 East Cactus Rd



Compensation consideration for abandonment.

- Each homeowner will provide \$1,000 per property. With the total compensation for this abandonment request to equal \$3,000.
- Include modified language in the dedication of the 1ft Vehicular Non-Access Easement that ensures the City of Scottsdale the right to remove and replace the curbing and sidewalk with a future street improvement project if there is one that includes that scope. This improvement will be funding solely by the City of Scottsdale with no additional request from any of the homeowners listed.
- The homeowners are no longer responsible for removing and replacing the curb and sidewalk access for Cactus Rd.
- No additional compensation will be required.

My contact information is:

Robert F and Leslie E Sonders

7655 East Cactus Rd Scottsdale AZ 85260

rob@sonders.com

720.530.0567

Thank you,

Robert F. Sonders

ATTACHMENT #5

EASEMENT EXHIBIT

EXISTING 25' EASEMENT FOR FUTURE ROADWAY
AT
OF APN 175-16-031
12187 N. 76TH PLACE, SCOTTSDALE, AZ
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12-AB-2016
02/01/17

SHEET 1 OF 2

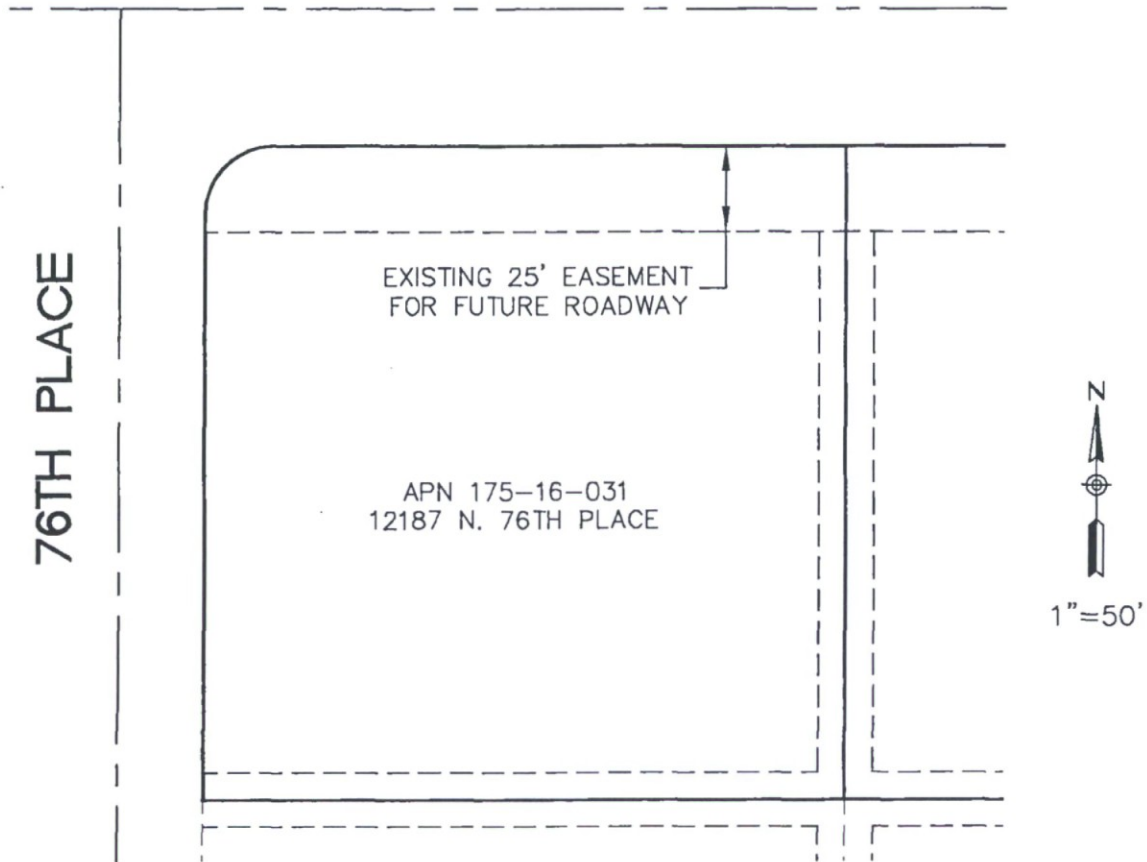
RES 03-31

ATTACHMENT #6

EASEMENT EXHIBIT

EXISTING 25' EASEMENT FOR FUTURE ROADWAY
 AT
 OF APN 175-16-031
 12187 N. 76TH PLACE, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
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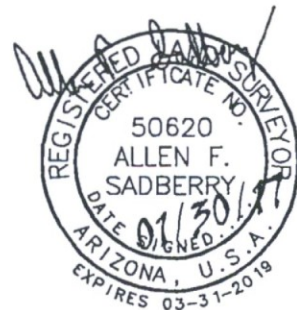
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.01	S00°02'45"W
L2	168.51	S89°58'40"E
L3	25.00	N00°00'07"W
L4	188.52	S89°58'40"E

12-AB-2016
02/01/17

CURVE TABLE			
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C1	31.41	20.00	89°58'35"



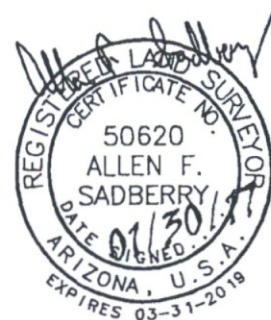
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12-AB-2016
02/01/17

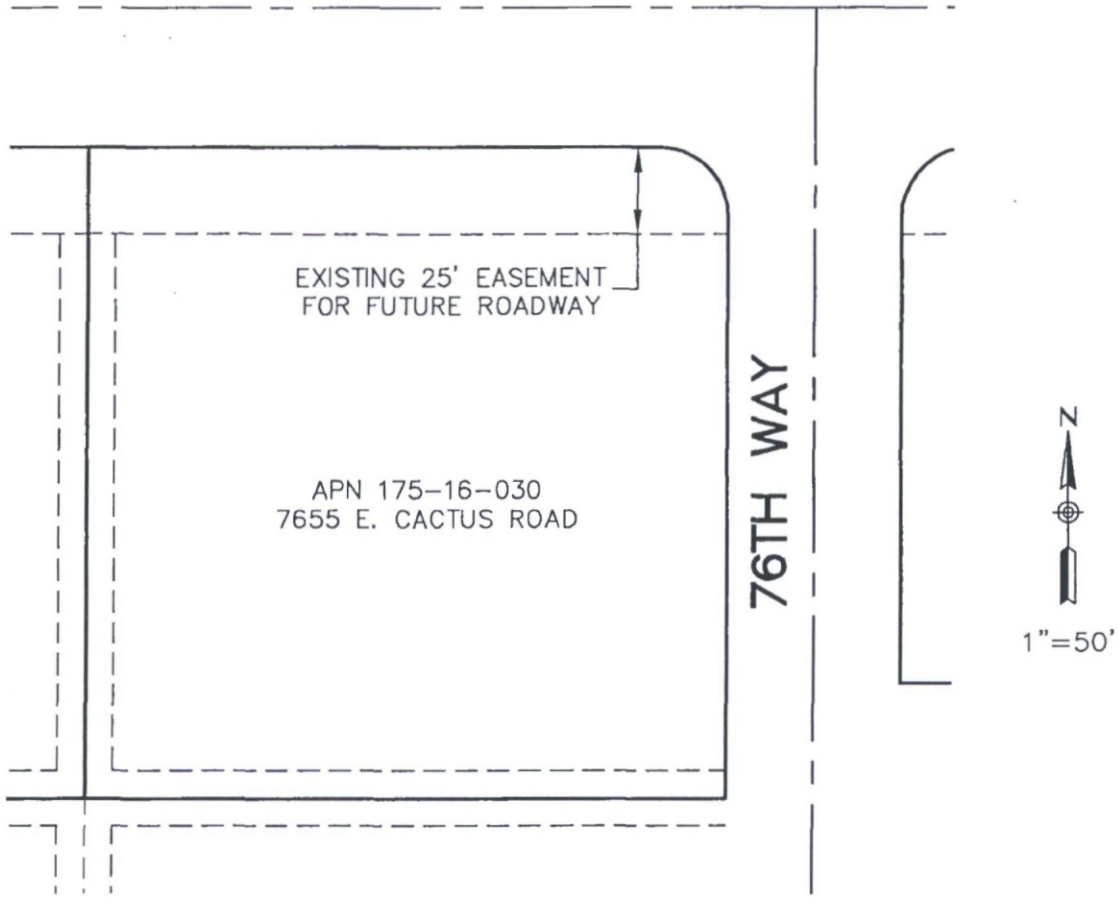
SHEET 1 OF 2



EASEMENT EXHIBIT

EXISTING 25' EASEMENT FOR FUTURE ROADWAY
 AT
 OF APN 175-16-030
 7655 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
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CACTUS ROAD



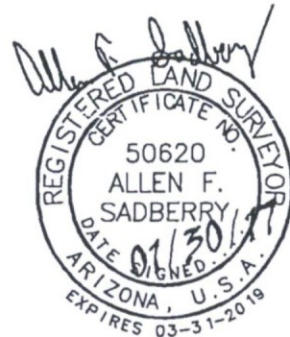
LINE TABLE

LINE	LENGTH	BEARING
L3	25.00	N00°00'07"W
L5	168.88	S89°58'40"E
L6	5.01	S00°00'01"E
L7	188.87	S89°58'40"E

12-AB-2016
02/01/17

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C3	31.42	20.00	90°01'21"



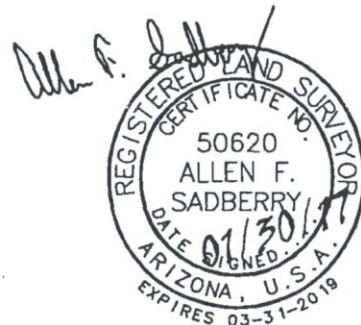
EASEMENT EXHIBIT

EXISTING 25' EASEMENT FOR FUTURE ROADWAY
AT
OF APN 175-16-022
7667 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 25.00 FEET OF LOT 1, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

12-AB-2016
02/01/17

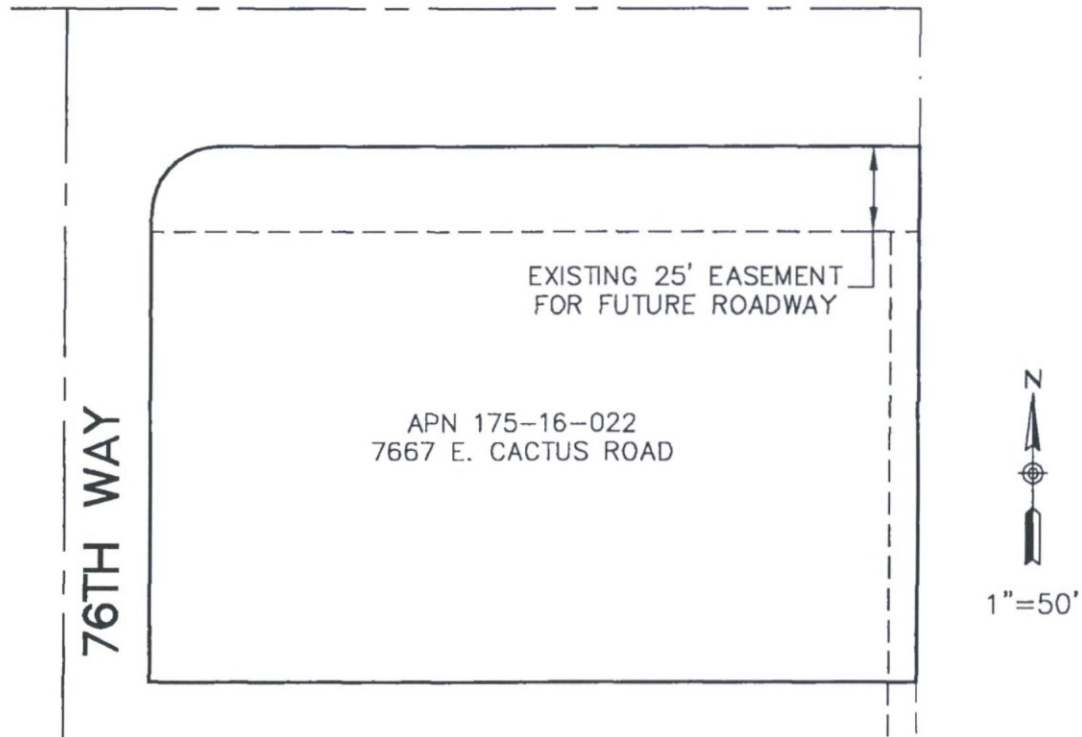
SHEET 1 OF 2



EASEMENT EXHIBIT

EXISTING 25' EASEMENT FOR FUTURE ROADWAY
 AT
 OF APN 175-16-022
 7667 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

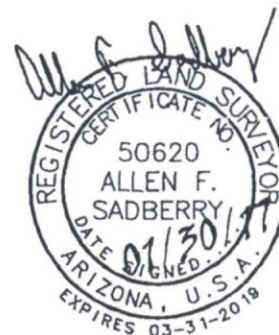
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L8	4.99	S00°00'01"E
L9	205.99	S89°58'40"E
L10	25.00	S00°05'30"W
L11	225.96	S89°58'40"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	31.42	20.00	90°01'21"

12-AB-2016
 02/01/17



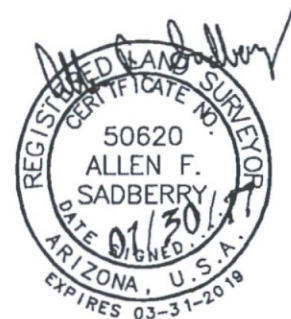
EASEMENT EXHIBIT

VEHICULAR NON-ACCESS EASEMENT
AT
OF APN 175-16-031
12187 N. 76TH PLACE, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 1.00 FOOT OF LOT 10, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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SHEET 1 OF 2

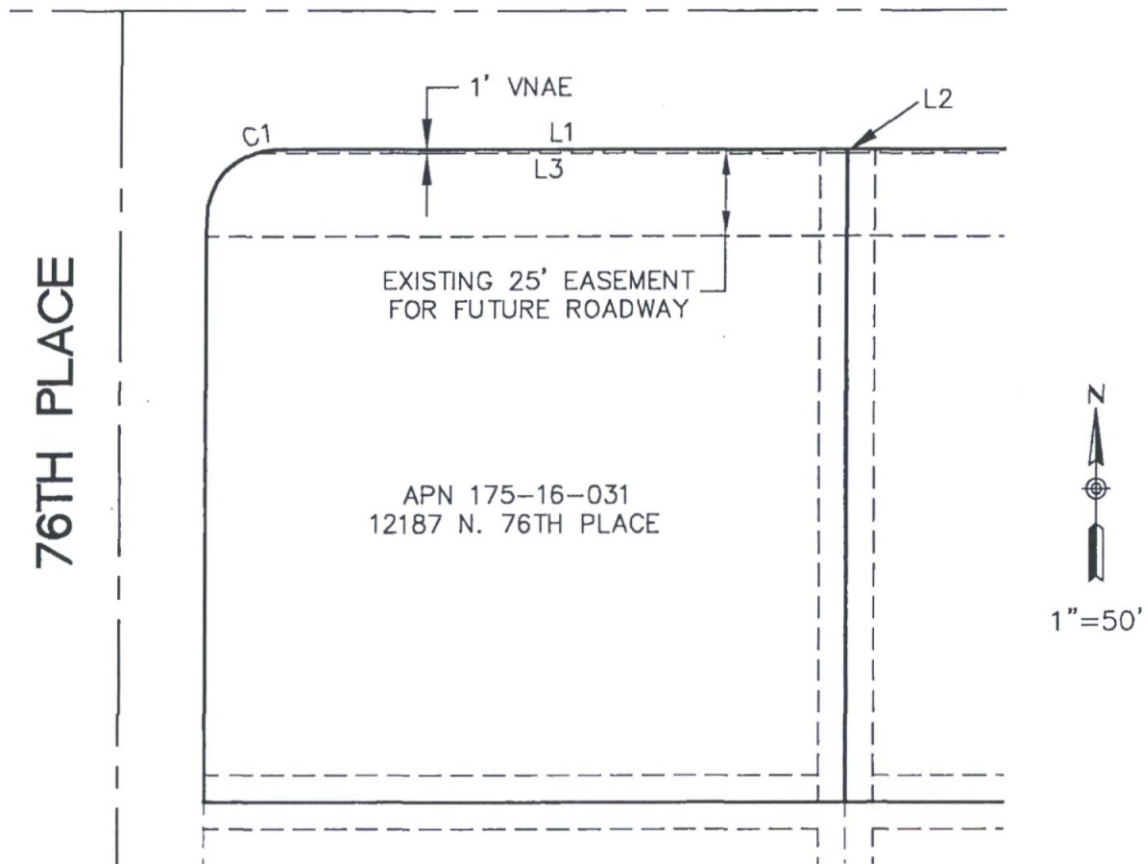


Attachment 7

EASEMENT EXHIBIT

VEHICULAR NON-ACCESS EASEMENT
 AT
 OF APN 175-16-031
 12187 N. 76TH PLACE, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	168.51	S89°58'40"E
L2	1.00	S00°00'07"E
L3	174.75	S89°58'40"E

12-AB-2016
 02/01/17

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	6.35	20.00	18°11'42"

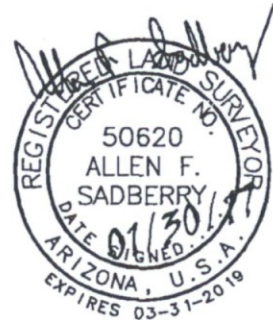
EASEMENT EXHIBIT

VEHICULAR NON-ACCESS EASEMENT
AT
OF APN 175-16-030
7655 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 1.00 FOOT OF LOT 9, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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02/01/17

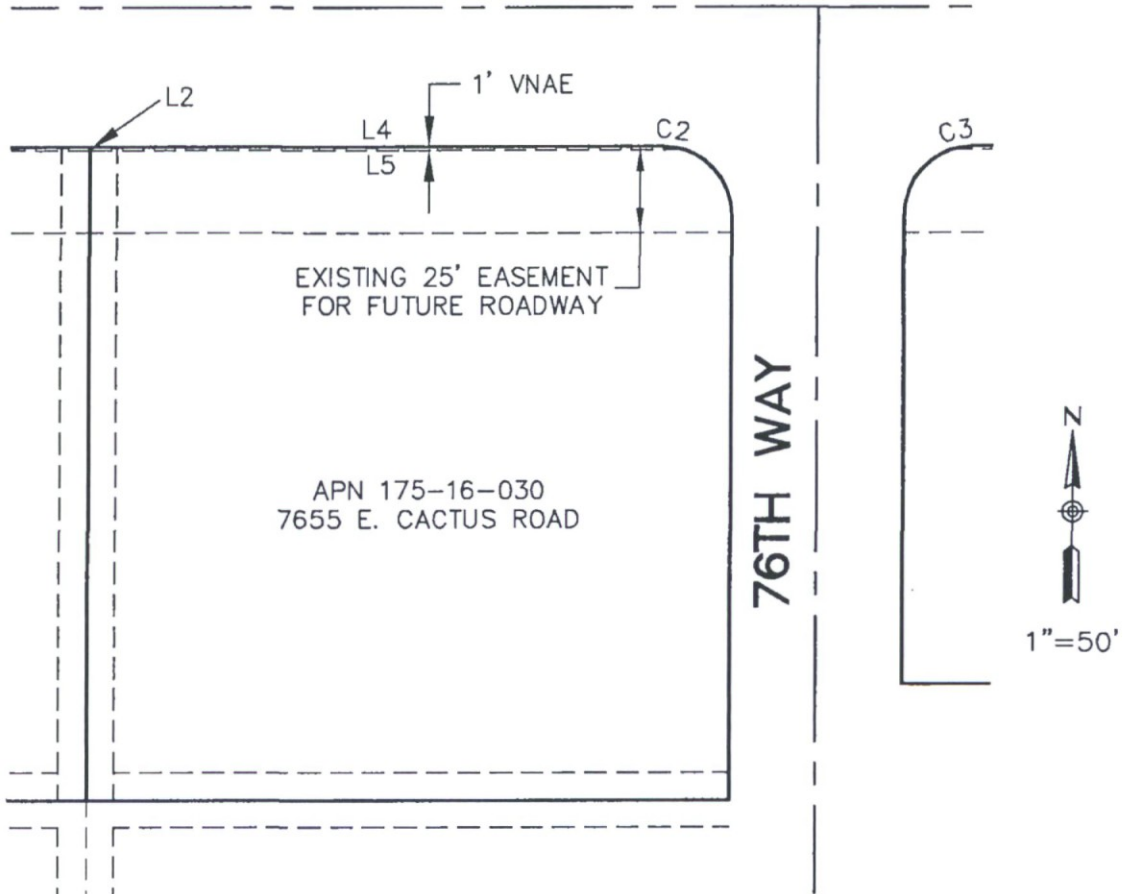
SHEET 1 OF 2



EASEMENT EXHIBIT

VEHICULAR NON-ACCESS EASEMENT
 AT
 OF APN 175-16-030
 7655 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

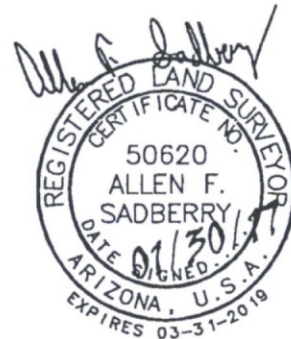
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L2	1.00	S00°00'07"E
L4	168.88	S89°58'40"E
L5	175.12	S89°58'40"E

12-AB-2016
 02/01/17

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	6.35	20.00	18°11'42"
C3	6.35	20.00	18°11'42"



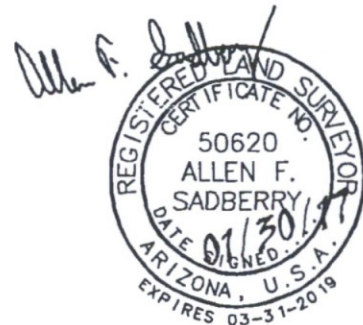
EASEMENT EXHIBIT

VEHICULAR NON-ACCESS EASEMENT
AT
OF APN 175-16-022
7667 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 1.00 FOOT OF LOT 1, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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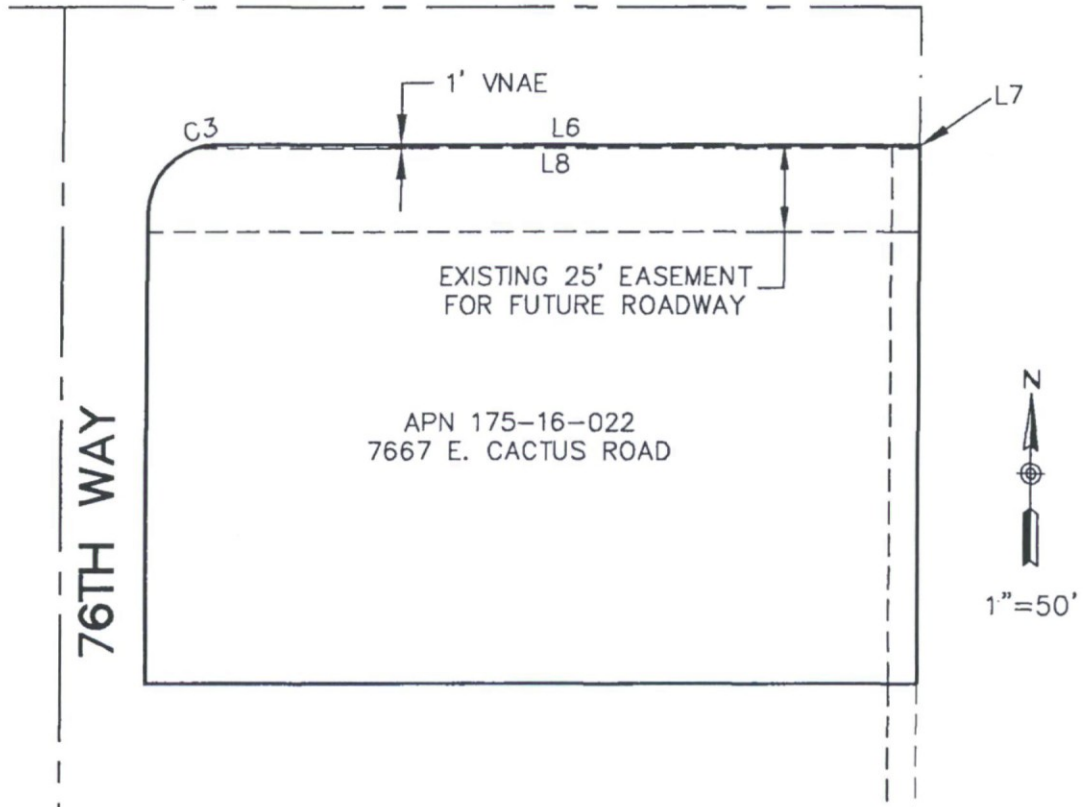
SHEET 1 OF 2



EASEMENT EXHIBIT

VEHICULAR NON-ACCESS EASEMENT
 AT
 OF APN 175-16-022
 7667 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L6	205.99	S89°58'40"E
L7	1.00	S00°05'30"W
L8	212.23	S89°58'40"E

12-AB-2016
 02/01/17

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	6.35	20.00	18°11'42"

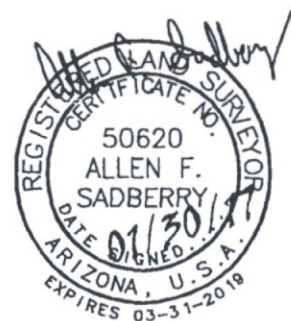
EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
AT
OF APN 175-16-031
12187 N. 76TH PLACE, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 4.00 FEET OF LOT 10, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

12-AB-2016
02/01/17

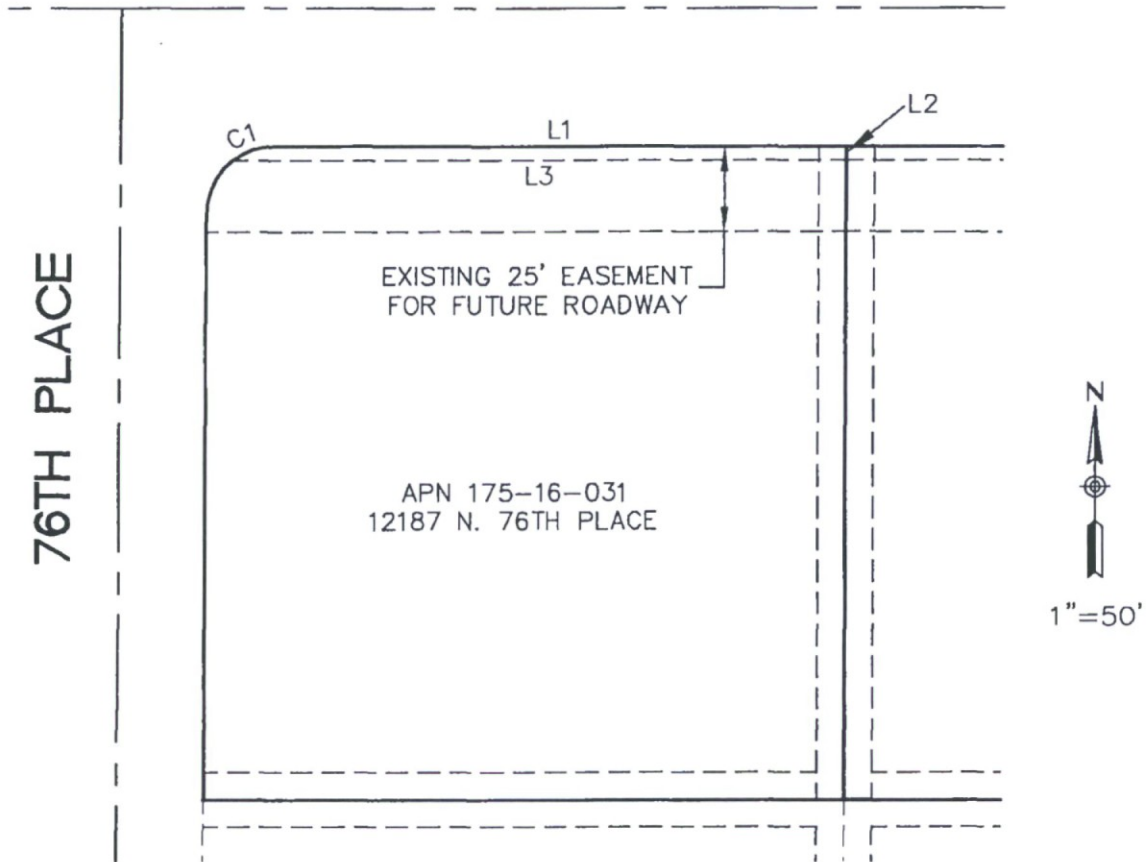
SHEET 1 OF 2



EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
 AT
 OF APN 175-16-031
 12187 N. 76TH PLACE, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

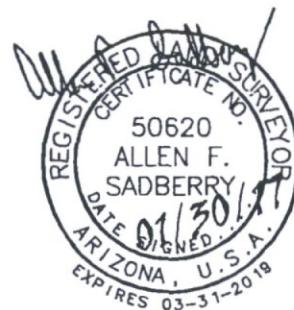
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	168.51	S89°58'40"E
L2	4.00	S00°00'07"E
L3	180.51	S89°58'40"E

12-AB-2016
02/01/17

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	12.87	20.00	36°52'12"



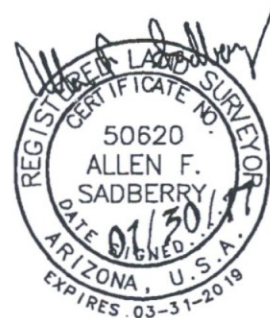
EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
AT
OF APN 175-16-030
7655 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 4.00 FEET OF LOT 9, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

12-AB-2016
02/01/17

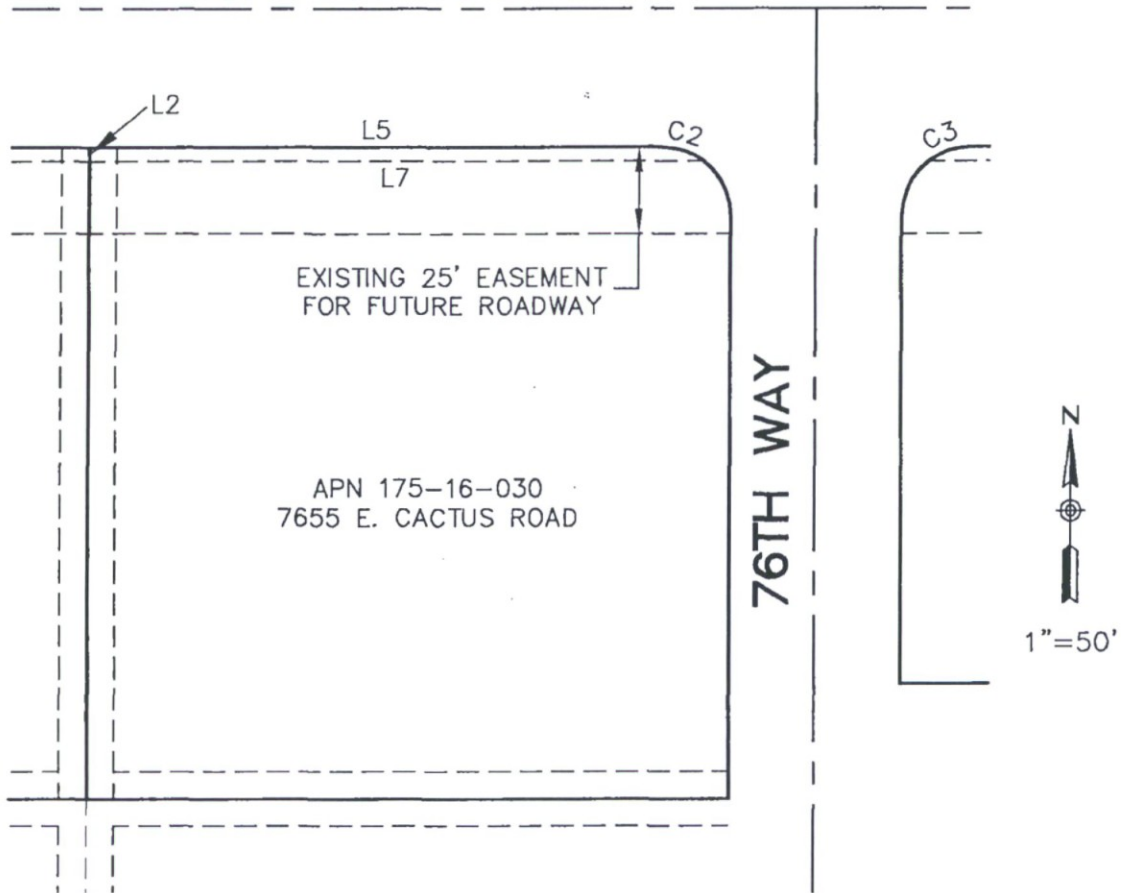
SHEET 1 OF 2



EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
 AT
 OF APN 175-16-030
 7655 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L2	4.00	S00°00'07"E
L5	168.88	S89°58'40"E
L7	180.88	S89°58'40"E

12-AB-2016
02/01/17

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	12.87	20.00	36°52'12"
C3	12.87	20.00	36°52'12"

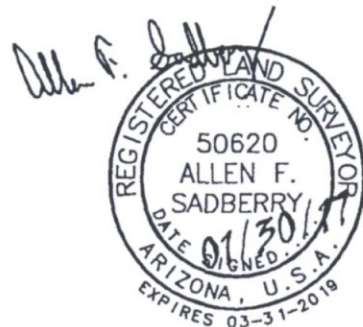
EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
AT
OF APN 175-16-022
7667 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 4.00 FEET OF LOT 1, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

12-AB-2016
02/01/17

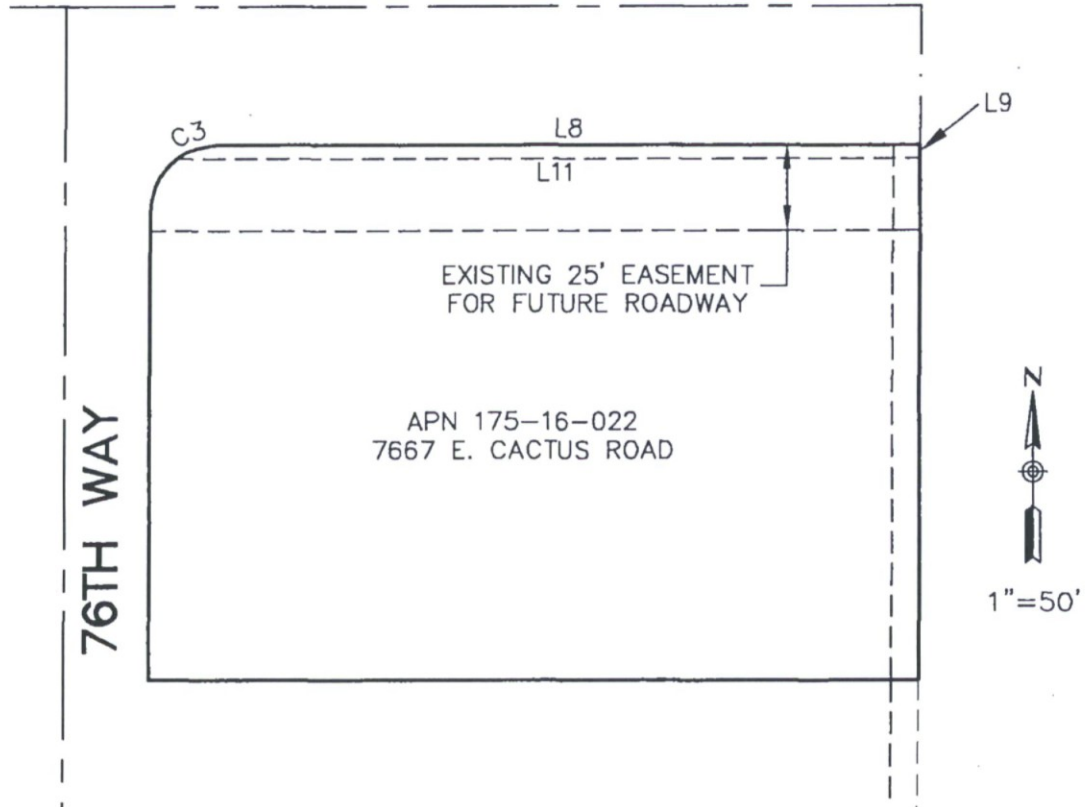
SHEET 1 OF 2



EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
 AT
 OF APN 175-16-022
 7667 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

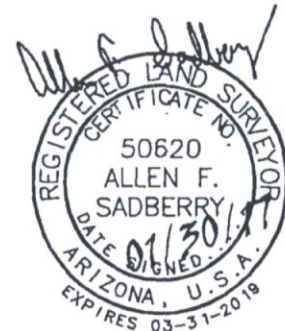
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L8	205.99	S89°58'40"E
L9	4.00	N00°05'30"E
L11	217.98	S89°58'40"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	12.87	20.00	36°52'12"

12-AB-2016
 02/01/17



EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
AT
OF APN 175-16-031
12187 N. 76TH PLACE, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 10.00 FEET OF LOT 10, DESERT STAR ACRES, UNIT 1, ACCORDING
TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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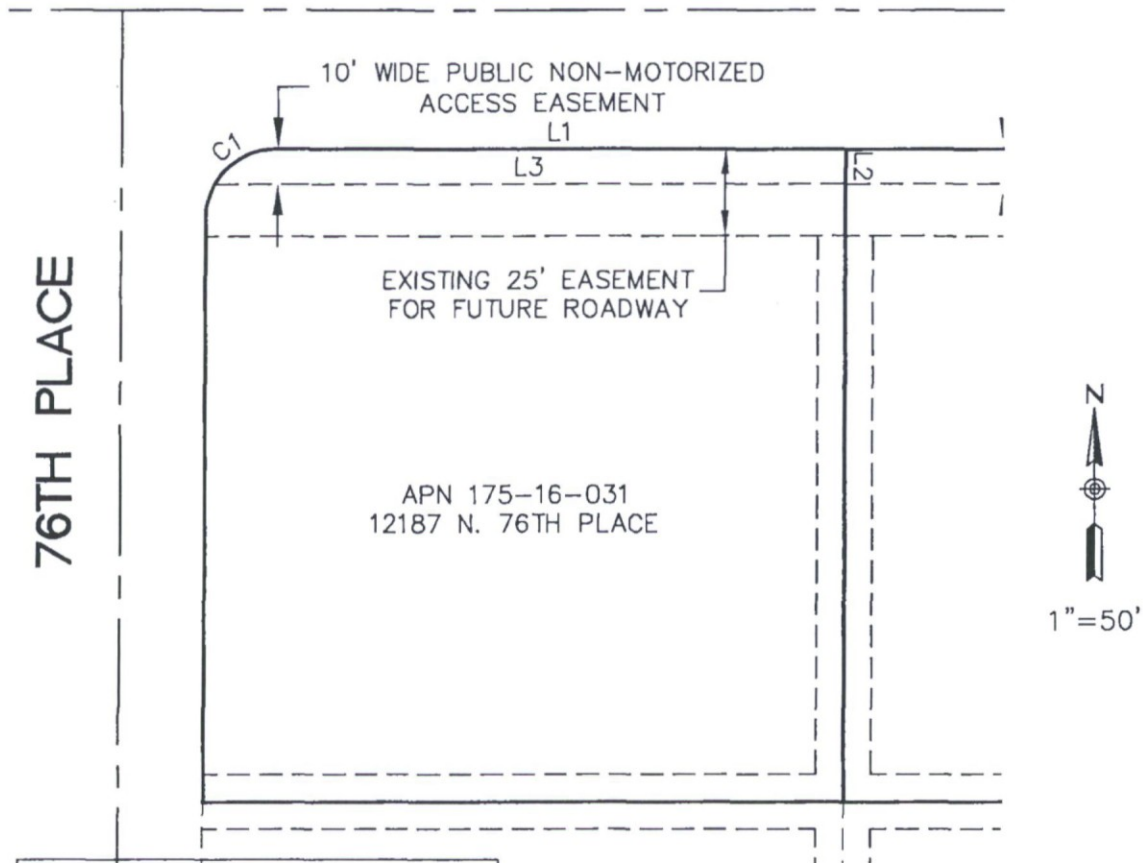
SHEET 1 OF 2



EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
 AT
 OF APN 175-16-031
 12187 N. 76TH PLACE, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	168.51	S89°58'40"E
L2	10.00	N00°00'07"W
L3	185.83	S89°58'40"E

12-AB-2016
 02/01/17

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	20.94	20.00	60°00'00"



EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
AT
OF APN 175-16-030
7655 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 10.00 FEET OF LOT 9, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

12-AB-2016
02/01/17

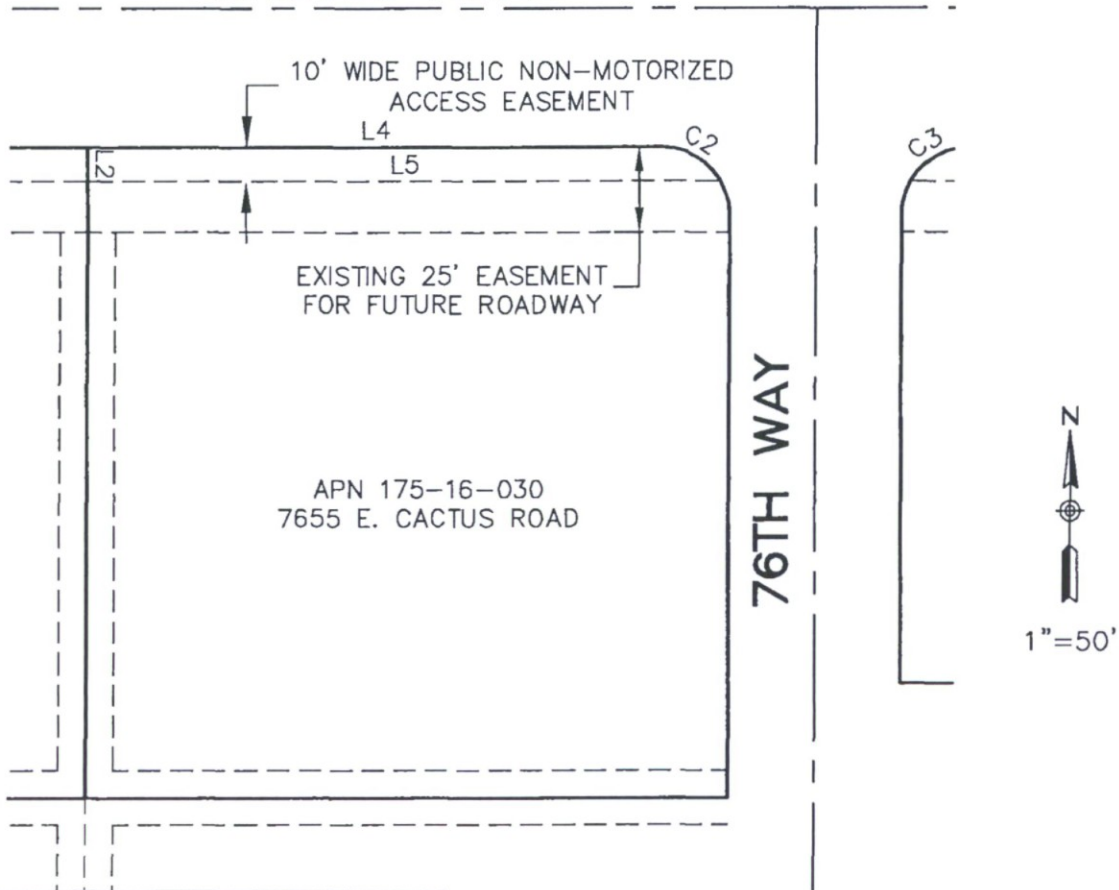
SHEET 1 OF 2



EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
 AT
 OF APN 175-16-030
 7655 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L2	10.00	N00°00'07"W
L4	168.88	S89°58'40"E
L5	186.20	S89°58'40"E

12-AB-2016
02/01/17

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	20.94	20.00	60°00'00"



EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
AT
OF APN 175-16-022
7667 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 10.00 FEET OF LOT 1, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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02/01/17

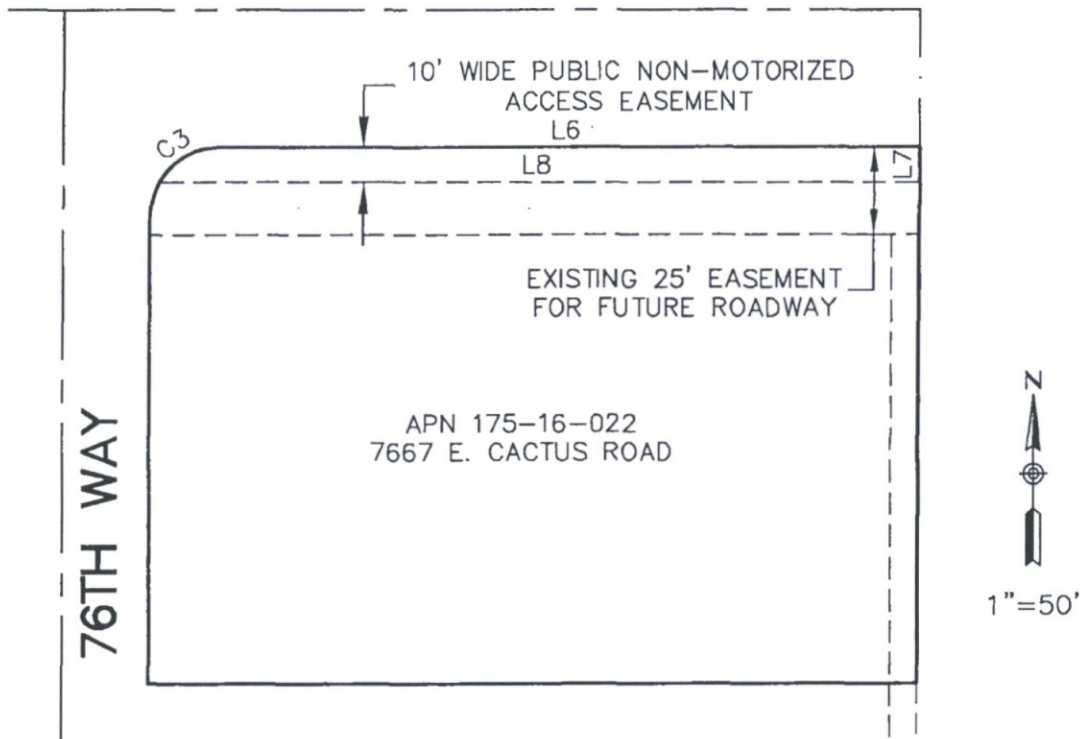
SHEET 1 OF 2

EXPIRES 03-31-20

EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
 AT
 OF APN 175-16-022
 7667 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L6	205.99	S89°58'40"E
L7	10.00	S00°05'30"W
L8	223.30	S89°58'40"E

12-AB-2016
02/01/17

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	20.94	20.00	60°00'00"



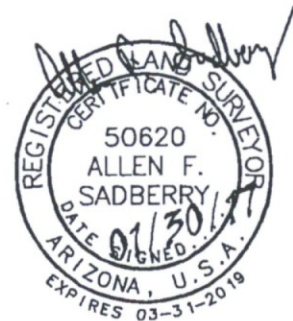
EASEMENT EXHIBIT

PUBLIC UTILITY EASEMENT
AT
OF APN 175-16-031
12187 N. 76TH PLACE, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE EAST 8.00 FEET OF LOT 10, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

12-AB-2016
02/01/17

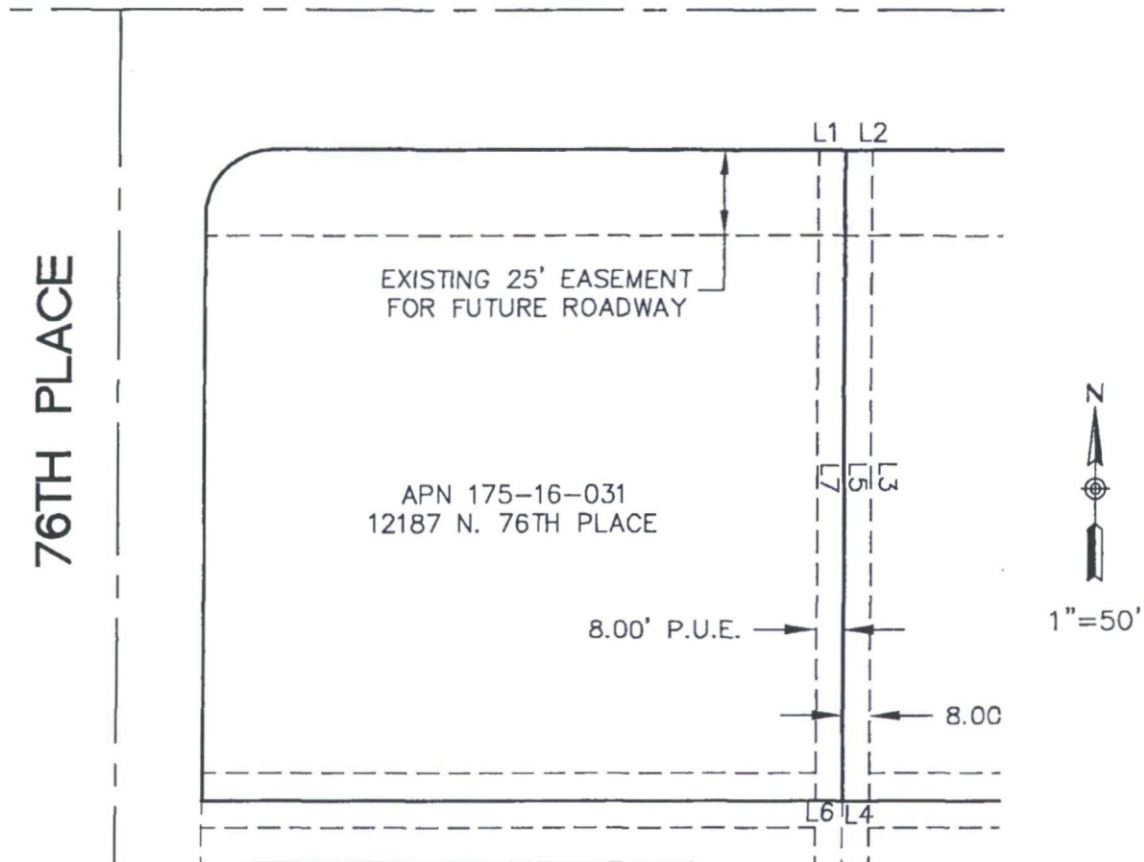
SHEET 1 OF 2



EASEMENT EXHIBIT

PUBLIC UTILITY EASEMENT
 AT
 OF APN 175-16-031
 12187 N. 76TH PLACE, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

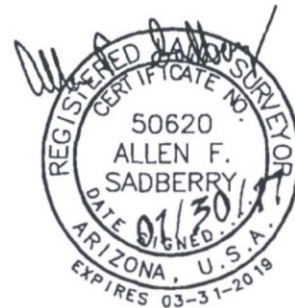
CACTUS ROAD



LINE TABLE

LINE	LENGTH	BEARING
L1	8.00	S89°58'40"E
L2	8.00	S89°58'40"E
L3	190.55	N00°00'07"W
L4	8.00	N89°59'56"W
L5	190.55	N00°00'07"W
L6	8.00	N89°59'56"W
L7	190.55	N00°00'07"W

12-AB-2016
02/01/17



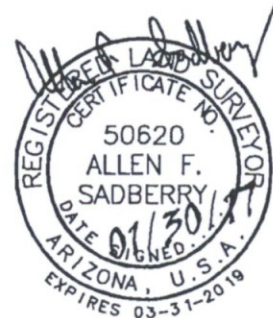
EASEMENT EXHIBIT

PUBLIC UTILITY EASEMENT
AT
OF APN 175-16-030
7655 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE WEST 8.00 FEET OF LOT 9, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

12-AB-2016
02/01/17

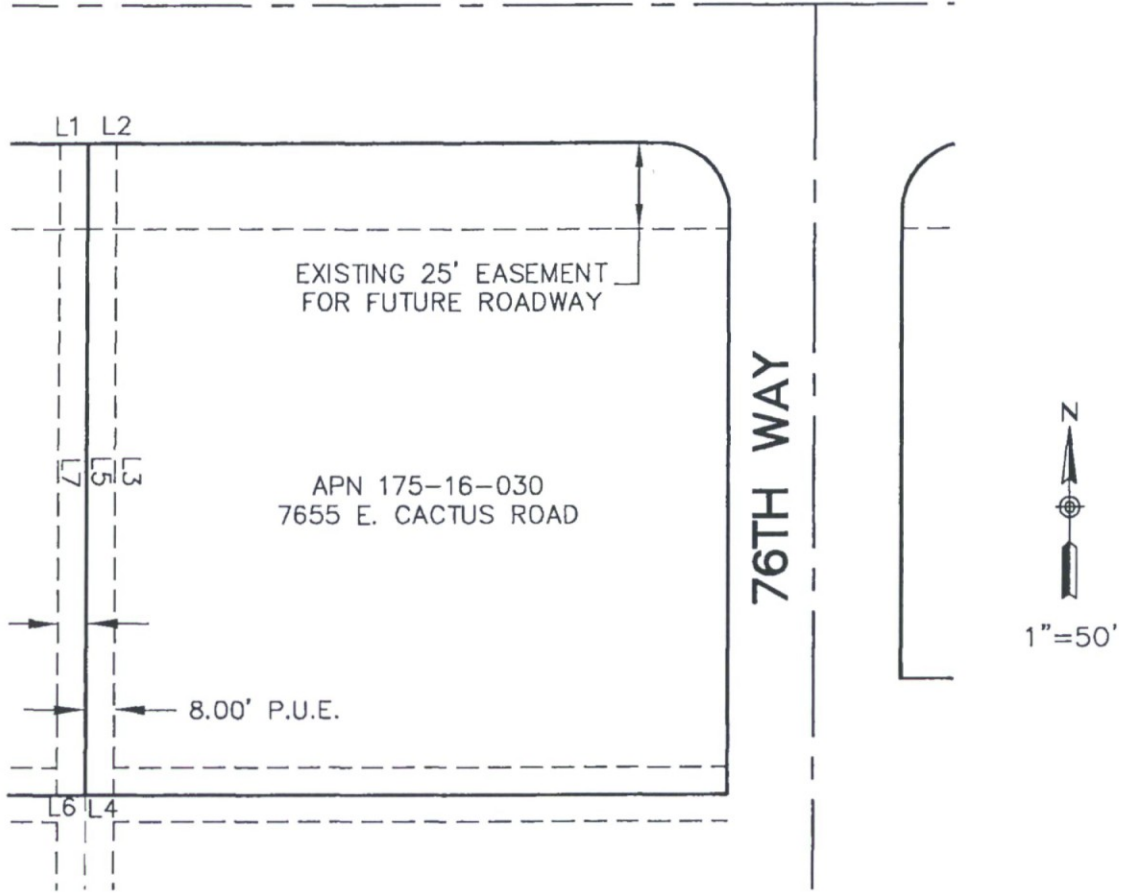
SHEET 1 OF 2



EASEMENT EXHIBIT

PUBLIC UTILITY EASEMENT
 AT
 OF APN 175-16-030
 7655 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.00	S89°58'40"E
L2	8.00	S89°58'40"E
L3	190.55	N00°00'07"W
L4	8.00	N89°59'56"W
L5	190.55	N00°00'07"W
L6	8.00	N89°59'56"W
L7	190.55	N00°00'07"W

12-AB-2016
 02/01/17

SONA, U.S.
 EXPIRES 03-31-2018

EASEMENT EXHIBIT

PUBLIC UTILITY EASEMENT
AT
OF APN 175-16-022
7667 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

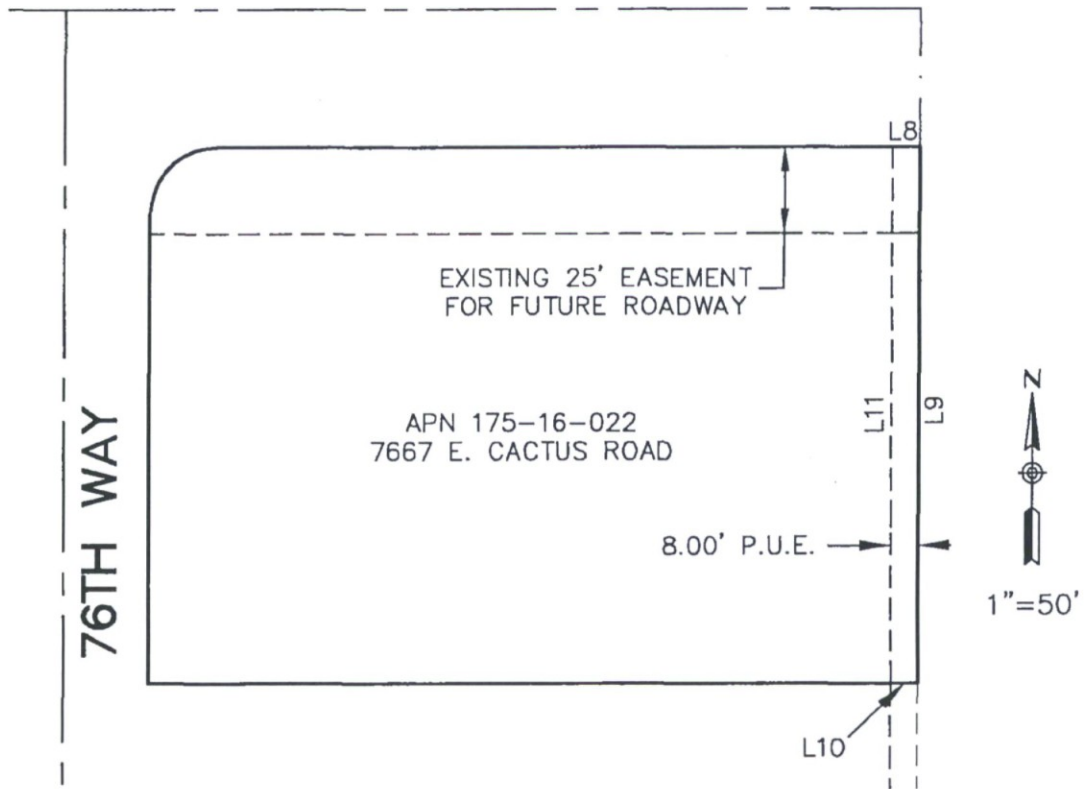
THE EAST 8.00 FEET OF LOT 1, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

12-AB-2016
02/01/17

EASEMENT EXHIBIT

PUBLIC UTILITY EASEMENT
 AT
 OF APN 175-16-022
 7667 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

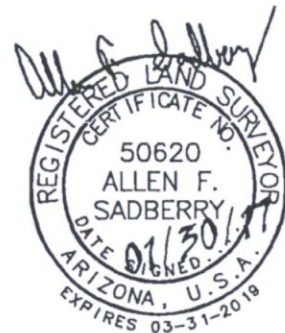
CACTUS ROAD



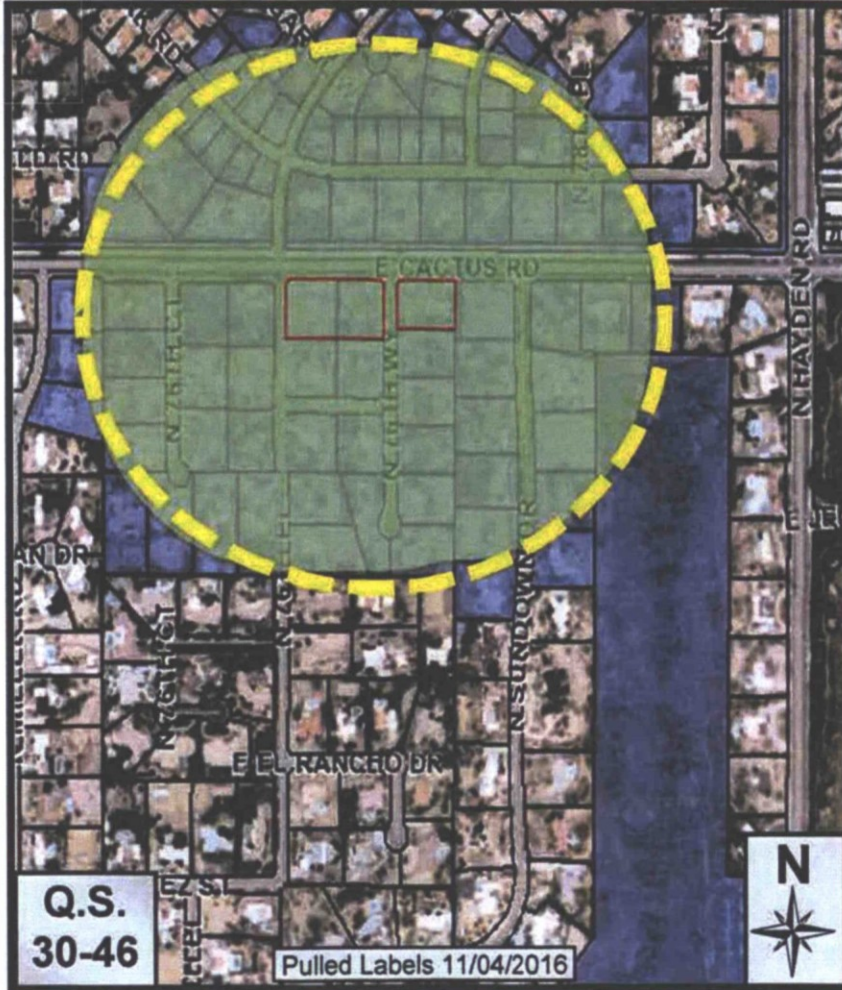
LINE TABLE		
LINE	LENGTH	BEARING
L8	8.00	S89°58'40"E
L9	156.19	S00°05'30"W
L10	8.00	S89°59'51"W
L11	156.19	S00°05'30"W

12-AB-2016
 02/01/17

SHEET 2 OF 2



City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Postcards 126

Additional Notifications:

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

ATTACHMENT #8

Desert Star Acres Abandonment

ATTACHMENT #7

12-AB-2016



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, MARCH 22, 2017

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Paul Alessio, Chair
Ali Fakh, Commissioner
Prescott Smith, Commissioner
Kelsey Young, Commissioner

ABSENT: David Brantner, Vice Chair
Larry S. Kush, Commissioner
Michael Minnaugh, Commissioner

STAFF: Tim Curtis
Joe Padilla

Jesus Murillo
Jeff Barnes

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of March 1, 2017 Regular Meeting Minutes including the Study Session.

**COMMISSIONER YOUNG MOVED TO APPROVE THE MARCH 1, 2017
REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY
COMMISSIONER SMITH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF
FOUR (4) TO ZERO (0).**

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

EXPEDITED AGENDA

2. 8-AB-2016 (Abandonment for Monument Sign)
Request by owner to abandon a portion of the north ten (10) feet of the sixty-five (65) foot half street right-of-way for E. Thomas Road, for the property located at 7150 E. Thomas Road with Highway Commercial (C-3) zoning. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Anna Lauri, 949-813-9144.

3. 12-AB-2016 (Desert Star Acres Abandonment)
Request by owner to abandon the twenty-five (25) foot wide Future Roadway Easement located along the northern boundary of three (3) properties on the south side of Cactus Road with Single-family Residential District (R1-35) zoning located at 12187 N 76th Place, 7655 E. Cactus Road, and 7667 E. Cactus Road. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Robert Sonders, 720-530-0567.

Item No's. 2 & 3: Recommended City Council approve cases 8-AB-2016 and 12-AB-2016, by a vote of 4-0; Motion by Commissioner Smith, per the staff recommended stipulations, based upon the finding that the Abandonments are consistent and conform with the adopted General Plan, 2nd by Commissioner Fakih.

4. 26-ZN-2016 (84th & Black Mountain)
Request by owner for a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190/ESL) district to Single-family Residential Environmentally Sensitive Lands (R1-43/ESL) district, on approximately +/-45-acre site located at the northwest corner of N. 84th Street and E. Black Mountain Road. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Court Rich, 480-505-3937.

Item No. 4: Recommended City Council approve case 26-ZN-2016, by a vote of 4-0; Motion by Commissioner Young, per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Fakih.

Request to speak cards: Kathleen Navarrete and Harvey & Madelon Lawrence.

Comment card: Harvey & Madelon Lawrence.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:16 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

PLANNING COMMISSION REPORT



Meeting Date: March 22, 2017
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

Desert Star Acres Abandonment 12-AB-2016

Request to consider the following:

1. A recommendation to City Council regarding a request by the owners to abandon the twenty-five (25) foot wide Future Roadway Easement located along the northern boundary of three (3) properties on the south side of E. Cactus Road with Single-family Residential District (R1-35) zoning located at 12187 N. 76th Place, 7655 E. Cactus Road, and 7667 E. Cactus Road.

Goal/Purpose of Request

The proposed abandonment will allow the subject properties to gain usable space that is currently encumbered by the twenty-five (25) foot wide Easement for Future Roadway and with this abandonment direct access on to E. Cactus Road will be restricted, consistent with the street design standards.

Key Items for Consideration

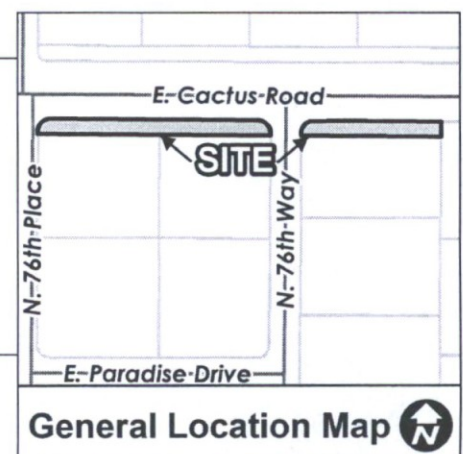
- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan
- No opposition received regarding the proposed abandonment

OWNERS

Branski – 12187 N. 76th Place (Lot 10)
Sonders – 7655 E. Cactus Road (Lot 9)
Sprenger – 7667 E. Cactus Road (Lot 1)

APPLICANT CONTACT

Robert Sonders
720-530-0567



LOCATION

12187 N. 76th Place, 7655 E. Cactus Road, and 7667 E. Cactus Road

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several existing developments permit horse corrals. South of the C.A.P. Canal, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots.

Zoning

The site is zoned Single-family Residential (R1-35). The (R1-35) zoning district is intended to promote and preserve residential development. The minimum lot size, although less than one (1) acre, still results in a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto, together with required recreational, religious and educational facilities.

Context

The subject twenty-five (25) feet of Future Roadway Easement was dedicated in 1959 on the Desert Star Acres Unit 1 plat (MCR 68-44). The easement had also been previously identified on the Sundown Acres Amended plat (MCR 71-18) that preceded it. The subject easement spans across the northern boundaries of Lots 1, 9, and 10 of the subdivision and did not appear on the adjacent subdivision plats. This Future Roadway Easement is separate from the remaining ninety-five (95) feet of currently utilized public right-of-way for E. Cactus Road.

The subject properties are located on the south side of E. Cactus Road west of N. Hayden Road, between N. 76th Place and the N. 78th Street alignment. These properties are zoned R1-35 and are surrounded by R1-35 zoned properties to the west, south, and east with R1-35 PCD zoned properties across E. Cactus Road to the north. Please refer to context graphics attached.

APPLICANTS PROPOSAL

The proposed abandonment allows these three properties to gain back additional usable space currently encumbered by the easement, and the point from which their required building setbacks are measured would shift to the north property line (instead of the southern edge of the future roadway easement line) which would create consistency with the adjacent properties in the area. The proposed abandonment area does not reduce the existing remaining ninety-five (95) foot wide public right-of-way for E. Cactus Road and does not contain any portion of the existing associated curb or sidewalk improvements.

The applicant is also proposing the reservation and dedication of an one (1) foot wide Vehicular Non-Access Easement, a four (4) foot wide Water and Sewer Facilities Easement, a ten (10) foot

wide Public Non-Motorized Access Easement, and an eight (8) foot wide Public Utility Easement associated to this abandonment. The applicant has also agreed to provide a compensation value of \$3,000 for the combined total area of the future roadway easement to be abandoned.

IMPACT ANALYSIS

Land Use

There is no proposed change to the land use. These three properties will continue to function as single-family residential properties with or without the proposed abandonment.

Traffic/Trails

Access to the subject properties and those around them will continue to be provided from N. 76th Place and N. 76th Way. With this abandonment, these three property owners have identified that they will discontinue use of their existing driveways and curb cuts onto E. Cactus Road. The City will be granted the right to remove and replace those curb segments with future improvement project activity along that segment of E. Cactus Road. With this abandonment a ten (10) foot wide Public Non-Motorized Access Easement will be retained out of the abandonment area to accommodate potential future sidewalk improvements along the south side of E. Cactus Road.

Emergency/Municipal Services and Utilities

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated public right-of-way along E. Cactus Road, N. 76th Place, and N. 76th Way. No impacts are anticipated.

Public Utilities

The public utility providers 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 application. With this abandonment application a four (4) foot wide Water and Sewer Facilities Easement will be retained out of the abandonment area to ensure proper maintenance access to the existing water line located within the southern portion of the remaining E. Cactus Road right-of-way. An eight (8) foot wide Public Utility Easement will be retained running north/south along the interior property boundaries of the subject properties, to ensure a functional connection is maintained with the other Public Utility Easements within the subdivision so utility services can continue to be provided.

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.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the twenty-five (25) foot wide Future Roadway Easement, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owners dedicate and reserve an one (1) foot wide Vehicular Non-Access Easement, a four (4) foot wide Water and Sewer Facilities Easement, a ten (10) foot wide Public Non-Motorized Access Easement, and an eight (8) foot wide Public Utility Easement.
2. The property owners will pay to the City a total combined value of three-thousand (3,000) dollars as compensation for the areas to be abandoned.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes

Planner

480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

3/6/2017

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

3/13/2017

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

3/15/17

Date

ATTACHMENTS

1. Context Aerial
2. Close-Up Aerial
3. Dimensioned Aerial
4. Applicant's Narrative
5. Legal Description and Graphic of Abandonment Areas
6. Legal Description and Graphic of Reservations/Dedications
7. City Notification Map

ATTACHMENT #1



Q.S.
30-46

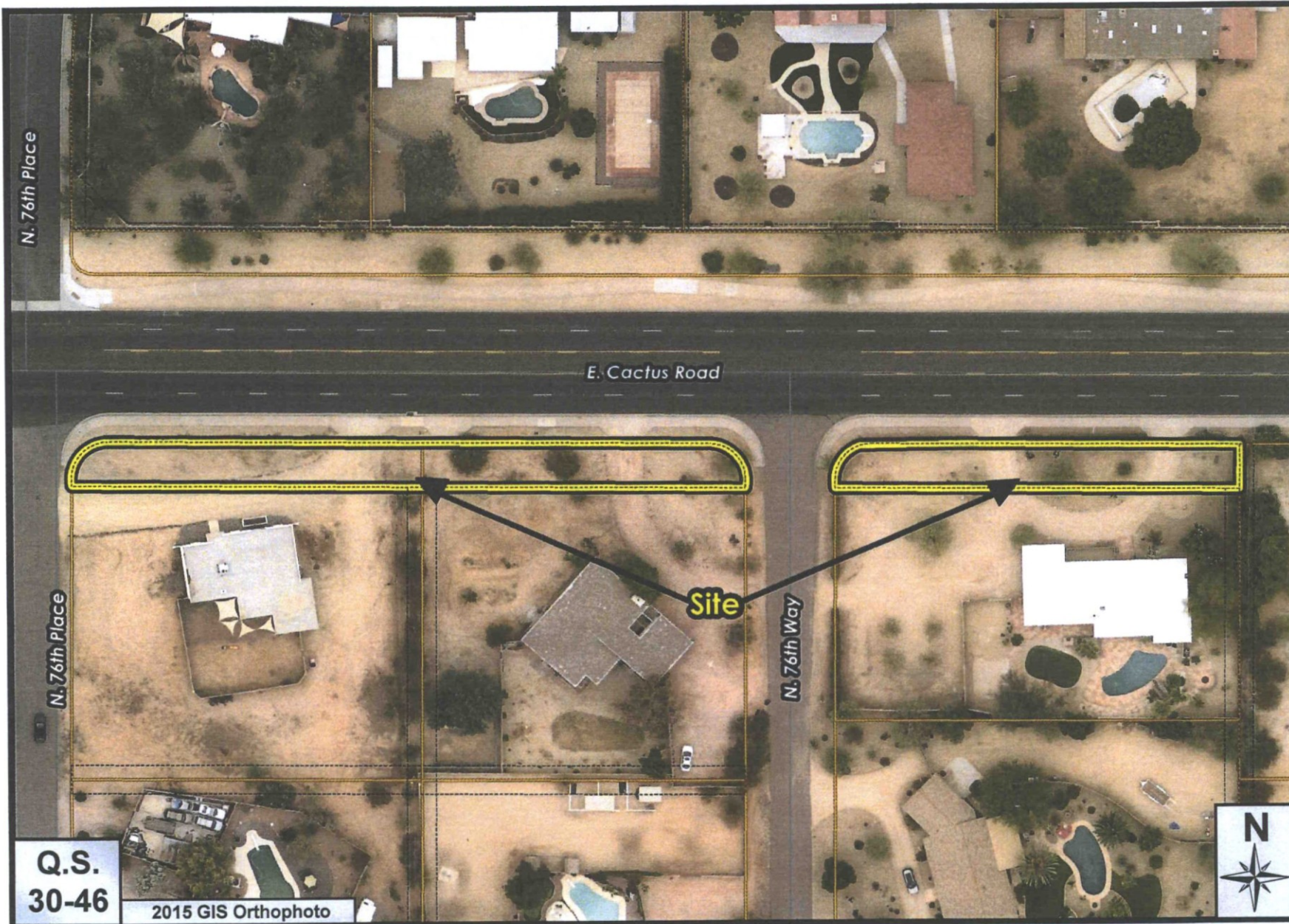
2015 GIS Orthophoto

Context Aerial

ATTACHMENT #2

12-AB-2016

ATTACHMENT #2

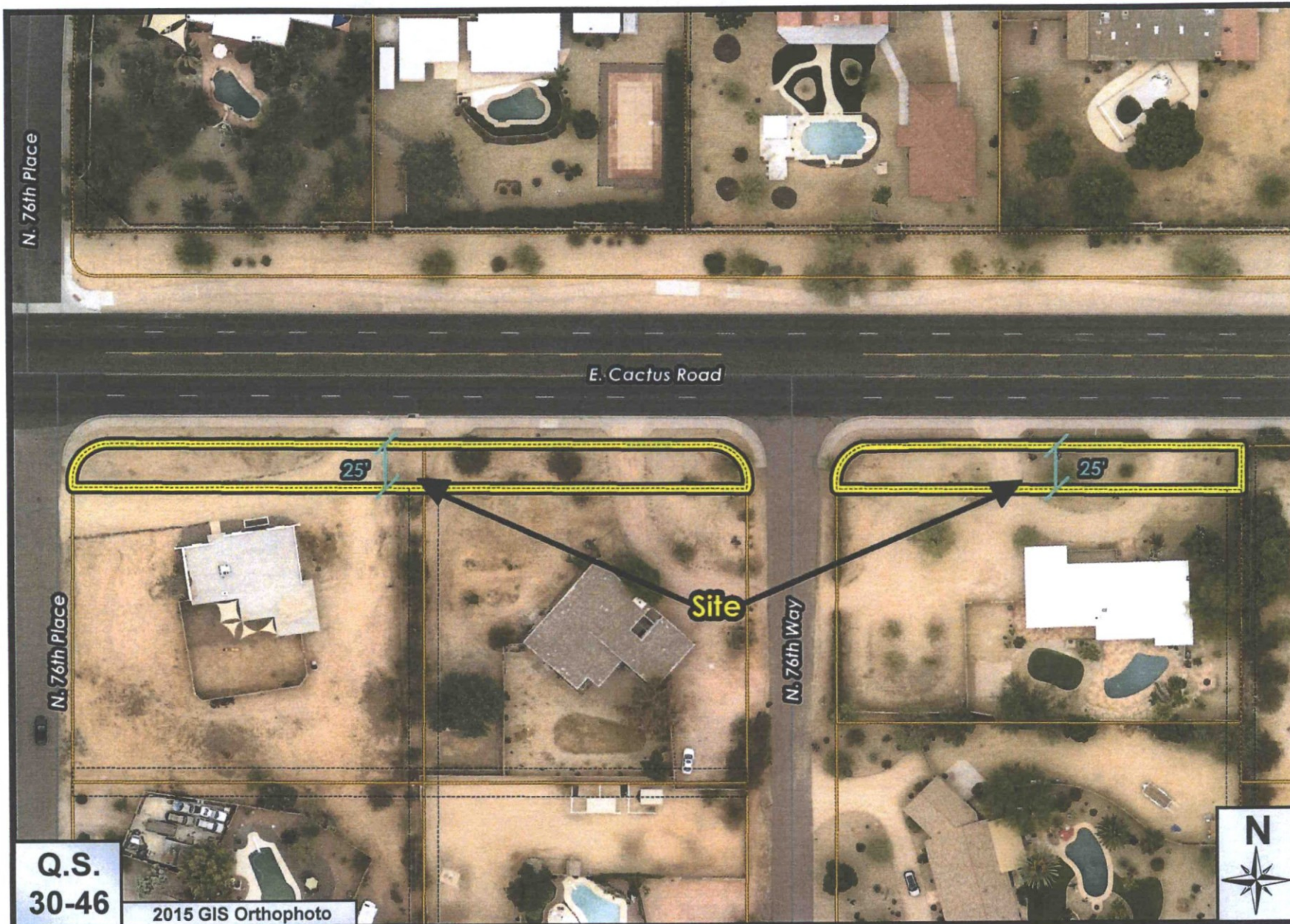


Close-Up Aerial

ATTACHMENT #3

12-AB-2016

Attachment #3



Q.S.
30-46

2015 GIS Orthophoto

ATTACHMENT #4

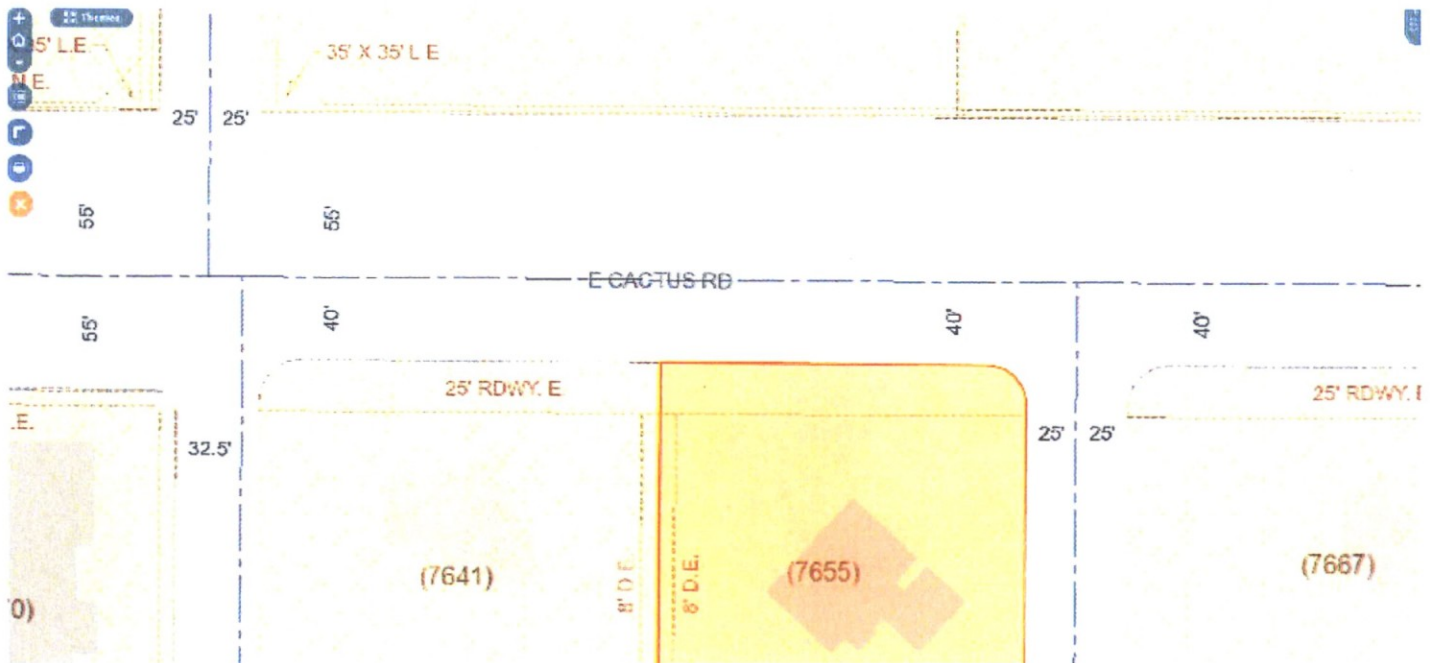
12-AB-2016

Dimensioned Aerial

My name is Robert F. Sonders.

This is a request to abandon the roadway easement that is a 25 foot area that runs parallel with Cactus Road. Along the south side of Cactus Road. The easement was put in place around 1961, when the subdivision was first developed. There are only three original lots that have the easement in place. We are requesting this easement be removed (abandoned).

- 12187 N 76th Place (Formerly 7641 East Cactus Rd)
- 7655 East Cactus Rd
- 7667 East Cactus Rd



Compensation consideration for abandonment.

- Each homeowner will provide \$1,000 per property. With the total compensation for this abandonment request to equal \$3,000.
- Include modified language in the dedication of the 1ft Vehicular Non-Access Easement that ensures the City of Scottsdale the right to remove and replace the curbing and sidewalk with a future street improvement project if there is one that includes that scope. This improvement will be funding solely by the City of Scottsdale with no additional request from any of the homeowners listed.
- The homeowners are no longer responsible for removing and replacing the curb and sidewalk access for Cactus Rd.
- No additional compensation will be required.

My contact information is:

Robert F and Leslie E Sonders

7655 East Cactus Rd Scottsdale AZ 85260

rob@sonders.com

720.530.0567

Thank you,

Robert F. Sonders

ATTACHMENT #4

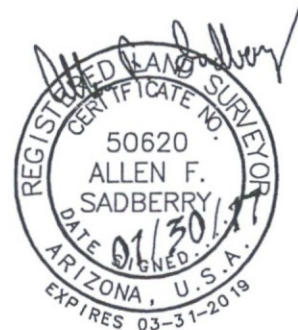
EASEMENT EXHIBIT

EXISTING 25' EASEMENT FOR FUTURE ROADWAY
AT
OF APN 175-16-031
12187 N. 76TH PLACE, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 25.00 FEET OF LOT 10, DESERT STAR ACRES, UNIT 1, ACCORDING
TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

12-AB-2016
02/01/17

SHEET 1 OF 2

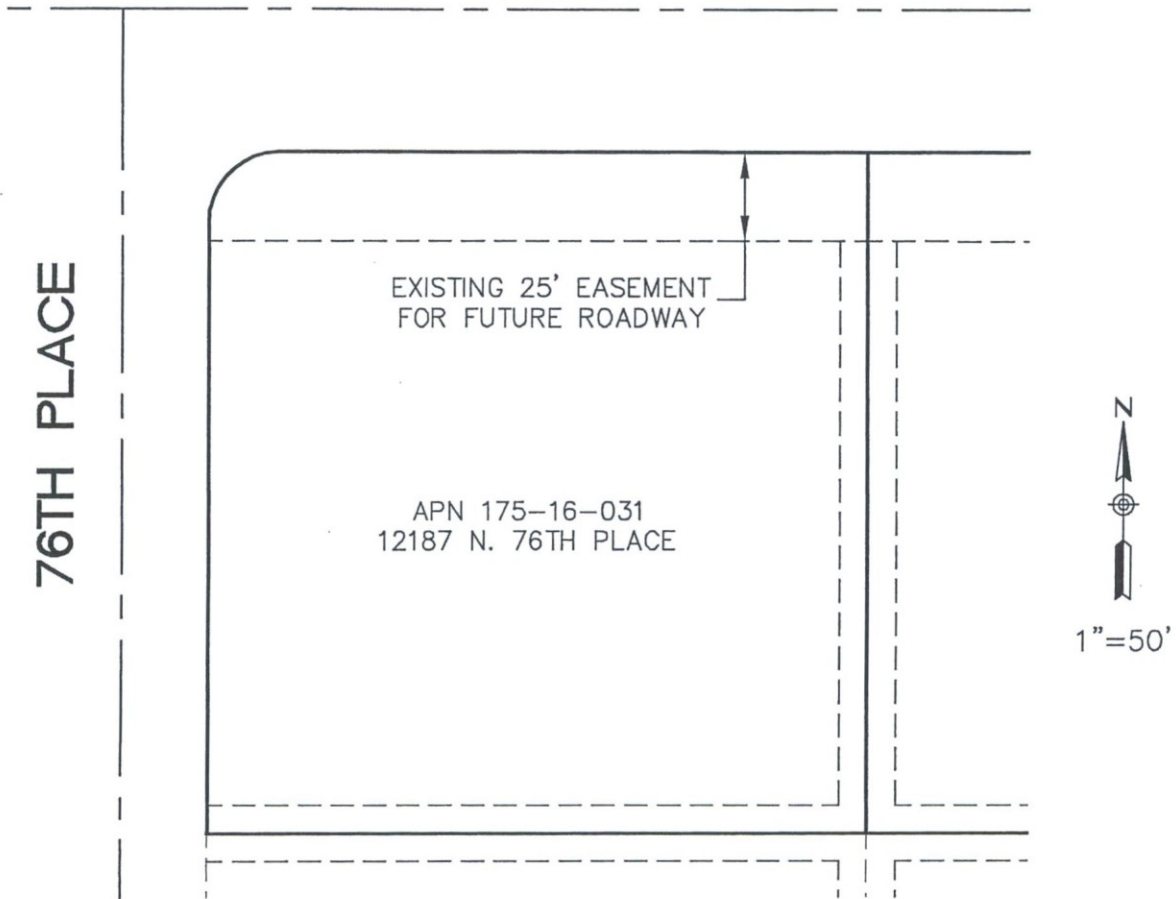


ATTACHMENT #5

EASEMENT EXHIBIT

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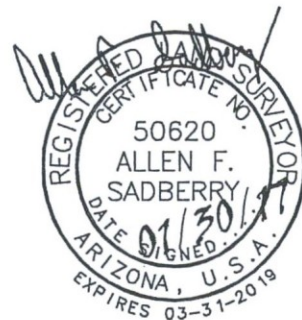
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.01	S00°02'45"W
L2	168.51	S89°58'40"E
L3	25.00	N00°00'07"W
L4	188.52	S89°58'40"E

12-AB-2016
02/01/17

CURVE TABLE			
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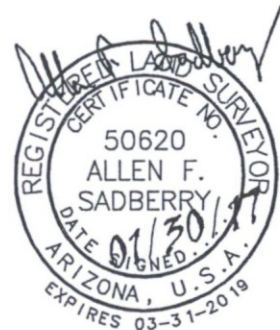
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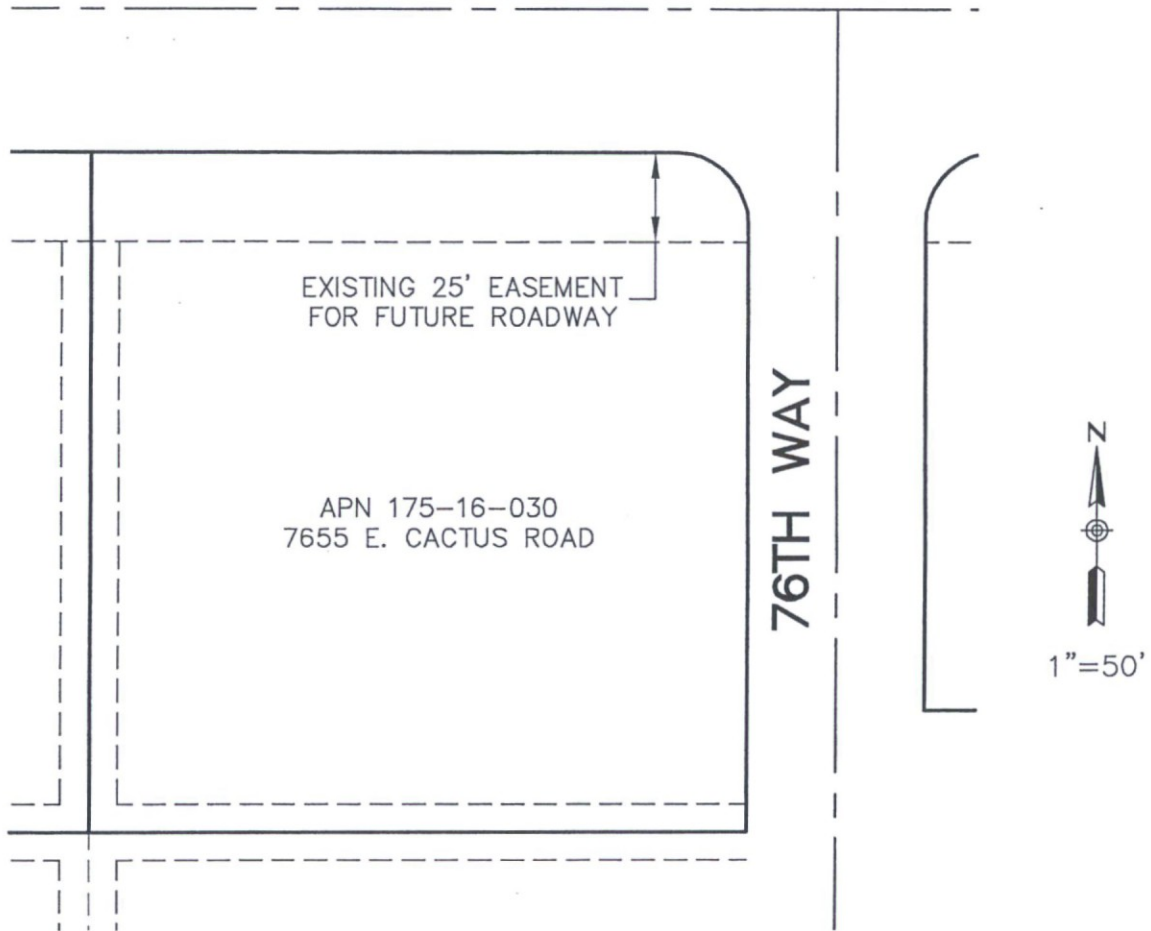
SHEET 1 OF 2



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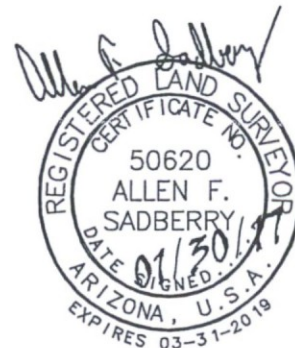
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L3	25.00	N00°00'07"W
L5	168.88	S89°58'40"E
L6	5.01	S00°00'01"E
L7	188.87	S89°58'40"E

12-AB-2016
 02/01/17

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	31.42	20.00	90°01'21"



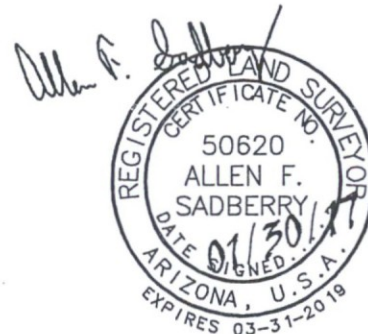
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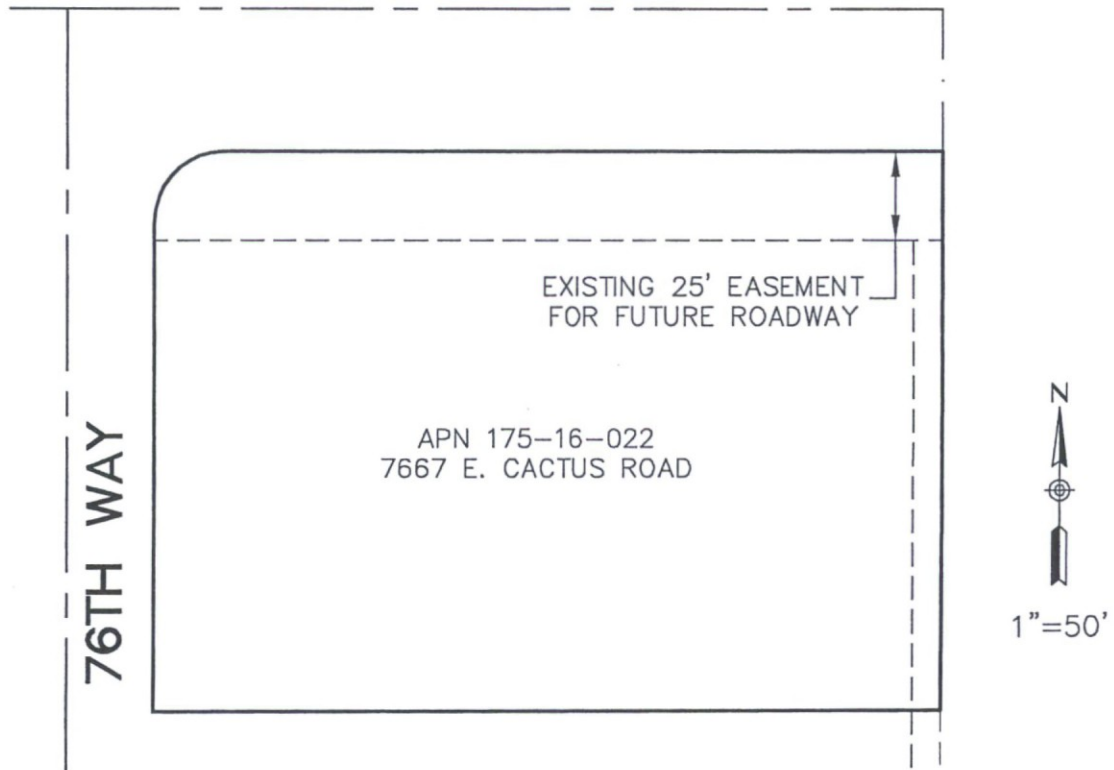
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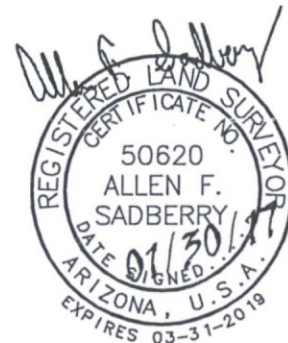
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
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L9	205.99	S89°58'40"E
L10	25.00	S00°05'30"W
L11	225.96	S89°58'40"E

12-AB-2016
02/01/17

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	31.42	20.00	90°01'21"



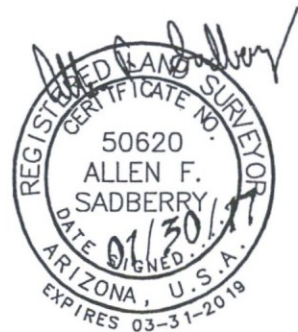
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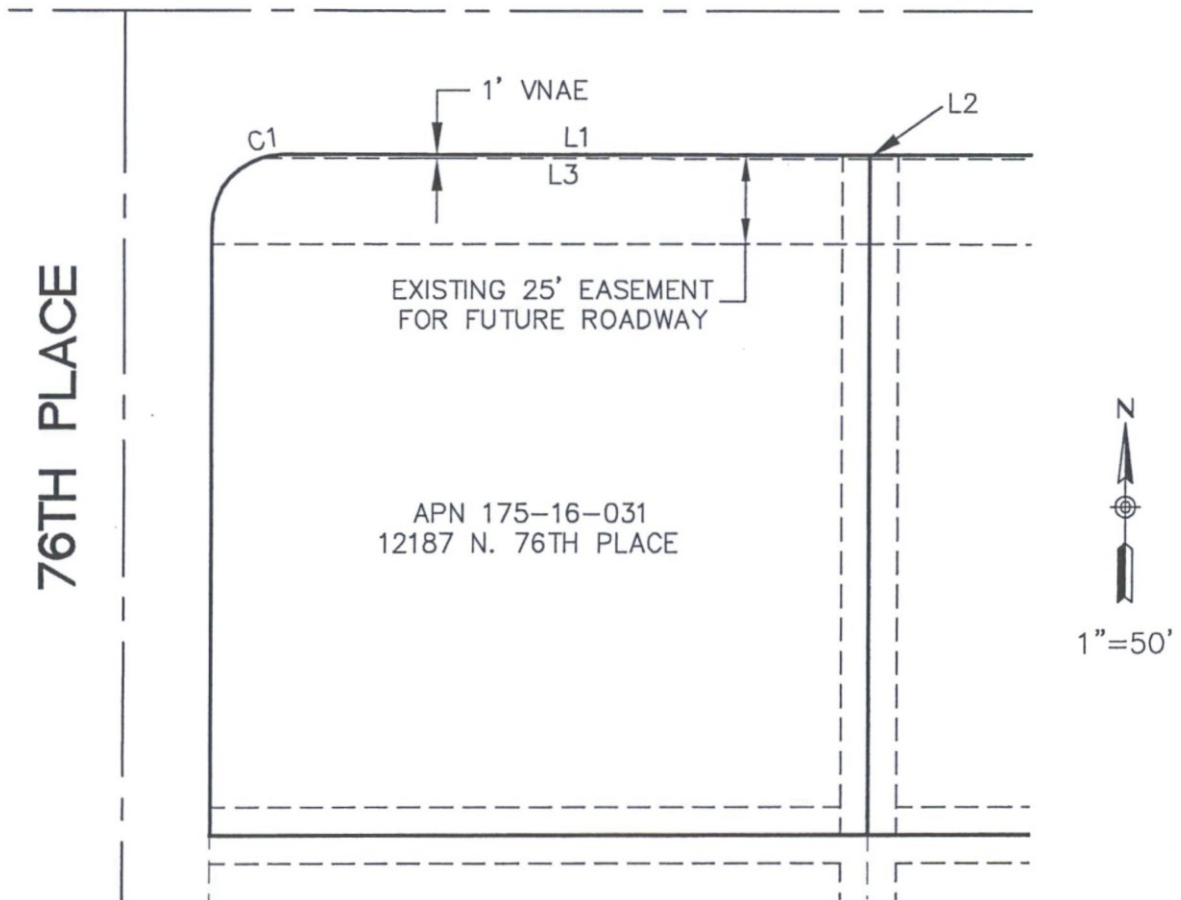
SHEET 1 OF 2



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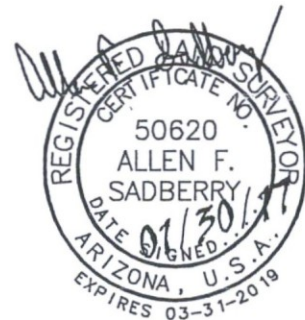
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	168.51	S89°58'40"E
L2	1.00	S00°00'07"E
L3	174.75	S89°58'40"E

12-AB-2016
02/01/17

CURVE TABLE			
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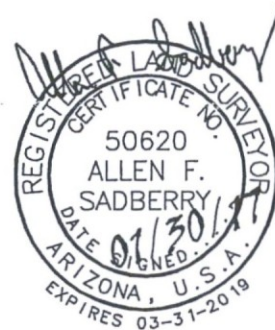
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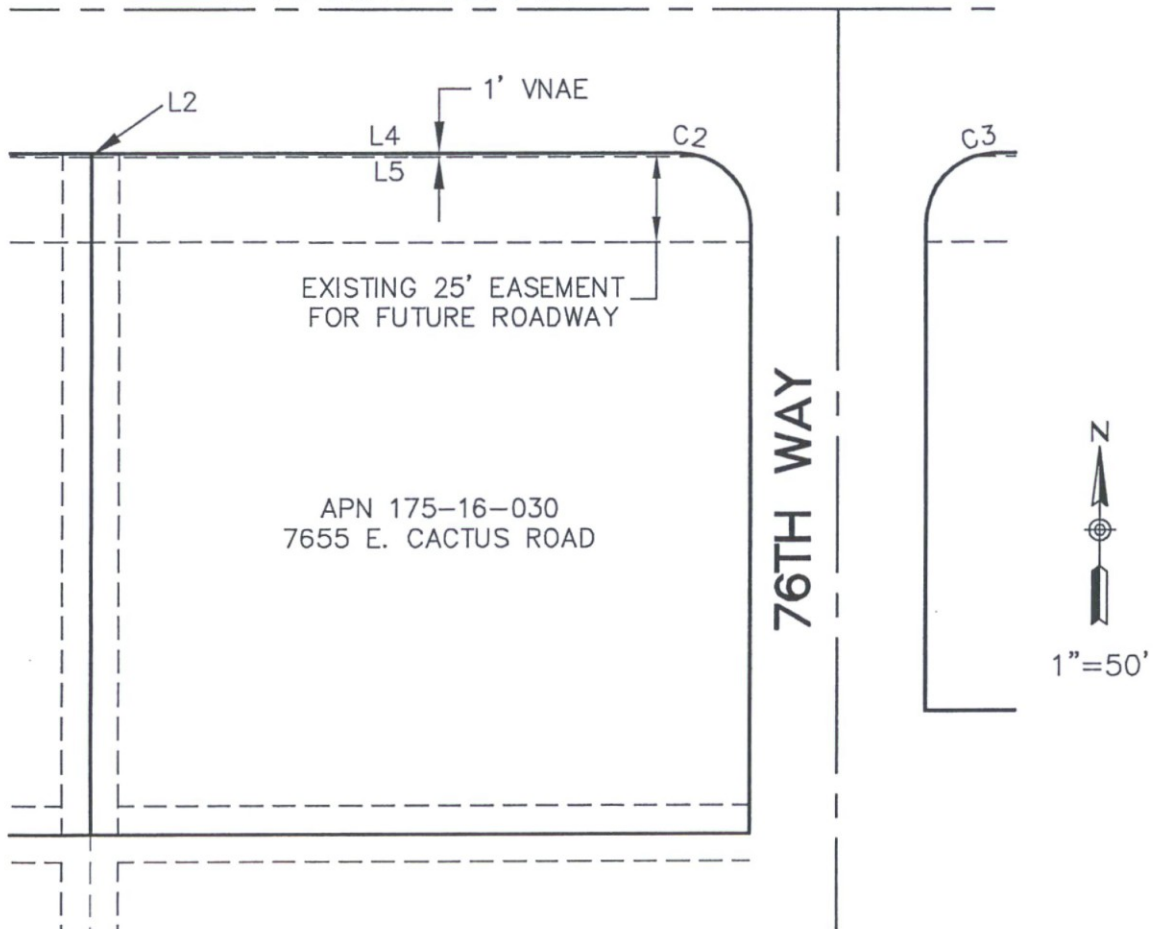
SHEET 1 OF 2



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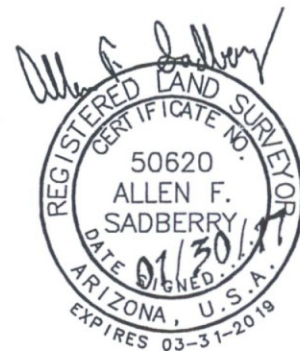
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L2	1.00	S00°00'07"E
L4	168.88	S89°58'40"E
L5	175.12	S89°58'40"E

12-AB-2016
02/01/17

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	6.35	20.00	18°11'42"
C3	6.35	20.00	18°11'42"



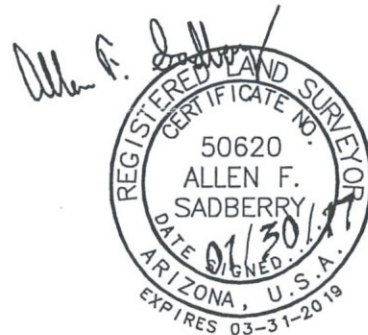
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THE NORTH 1.00 FOOT OF LOT 1, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

12-AB-2016
02/01/17

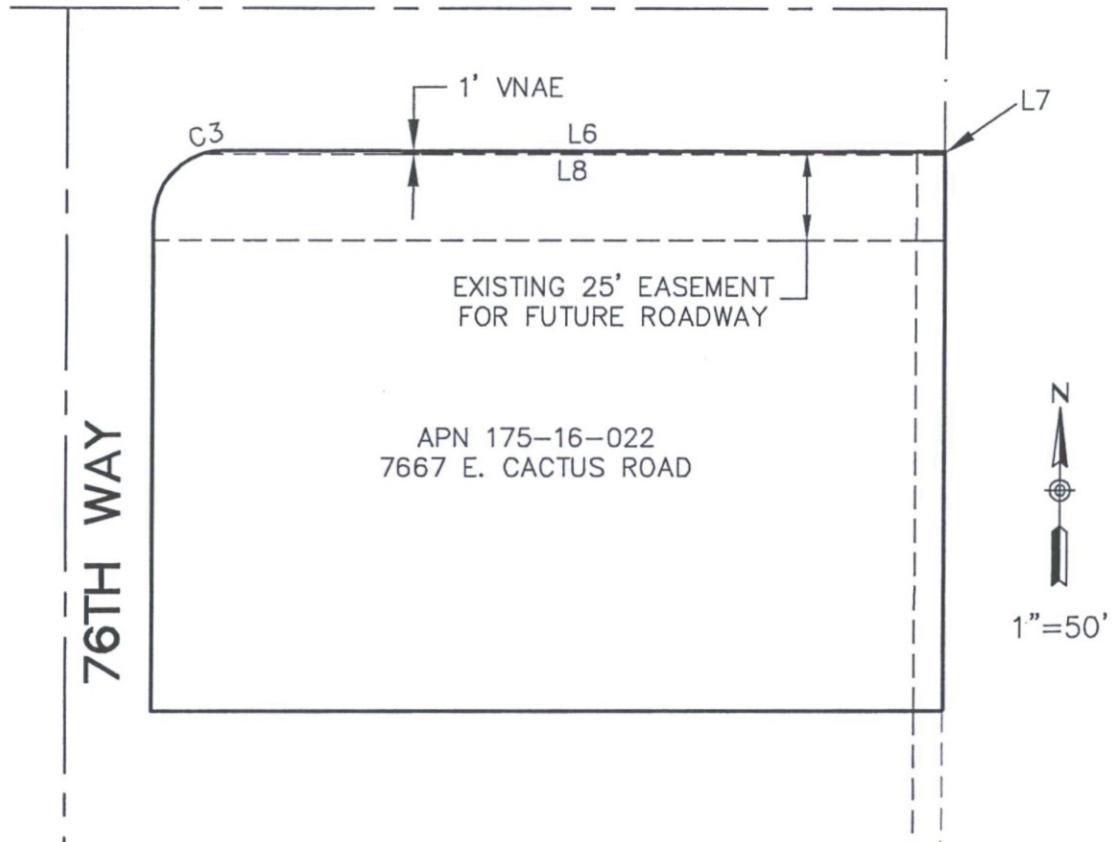
SHEET 1 OF 2



EASEMENT EXHIBIT

VEHICULAR NON-ACCESS EASEMENT
 AT
 OF APN 175-16-022
 7667 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

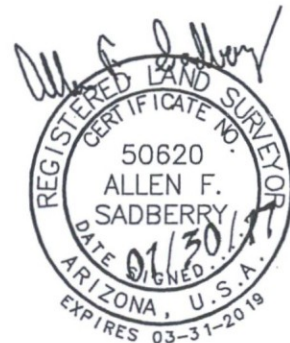
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L6	205.99	S89°58'40"E
L7	1.00	S00°05'30"W
L8	212.23	S89°58'40"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	6.35	20.00	18°11'42"

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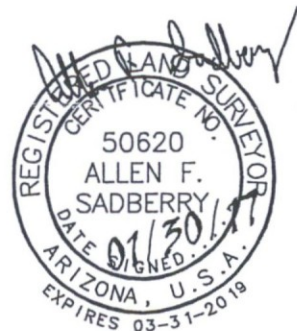
EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
AT
OF APN 175-16-031
12187 N. 76TH PLACE, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 4.00 FEET OF LOT 10, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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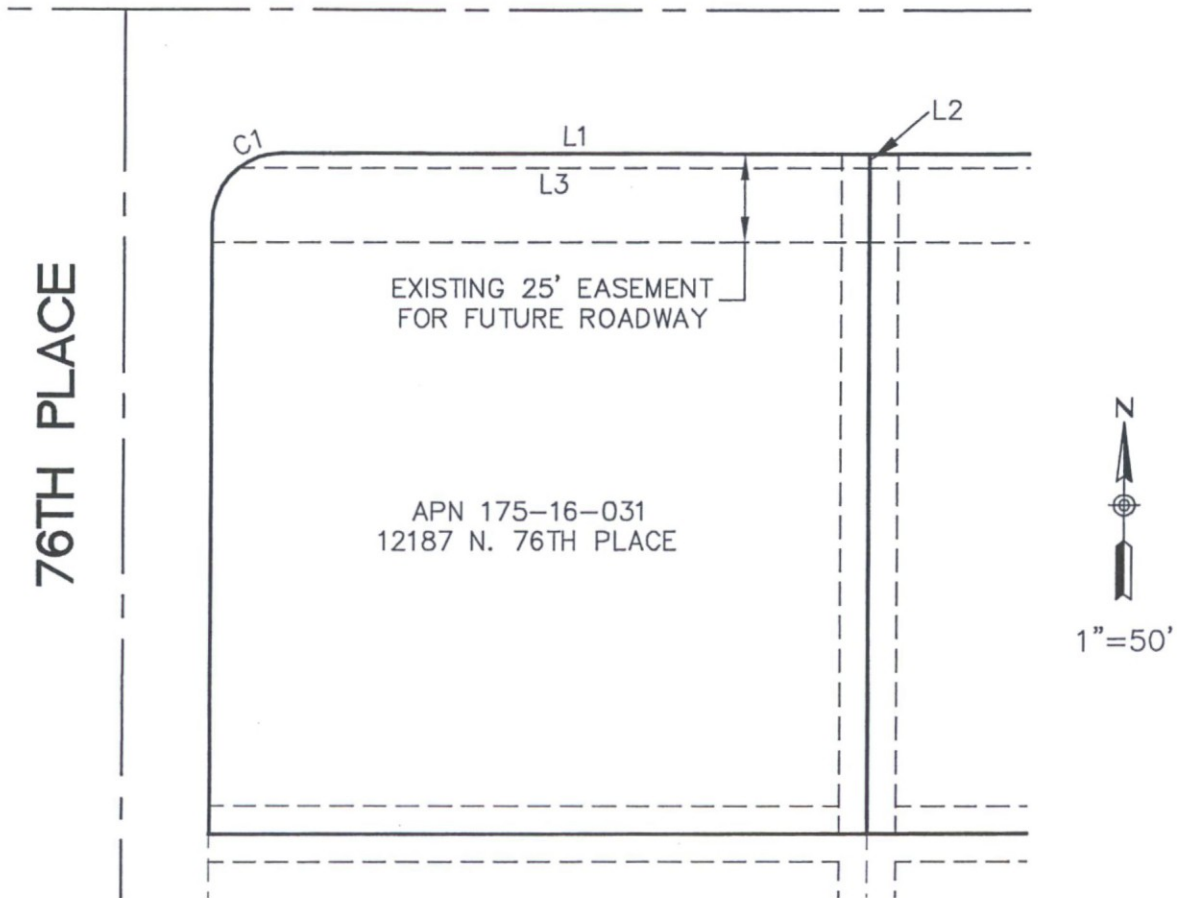
SHEET 1 OF 2



EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
 AT
 OF APN 175-16-031
 12187 N. 76TH PLACE, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

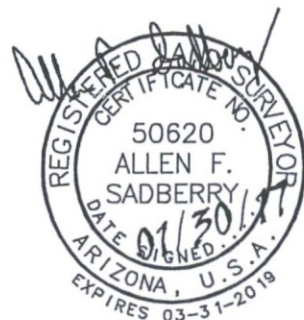
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	168.51	S89°58'40"E
L2	4.00	S00°00'07"E
L3	180.51	S89°58'40"E

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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	12.87	20.00	36°52'12"



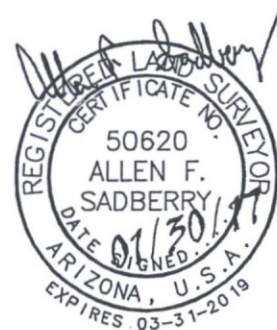
EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
AT
OF APN 175-16-030
7655 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 4.00 FEET OF LOT 9, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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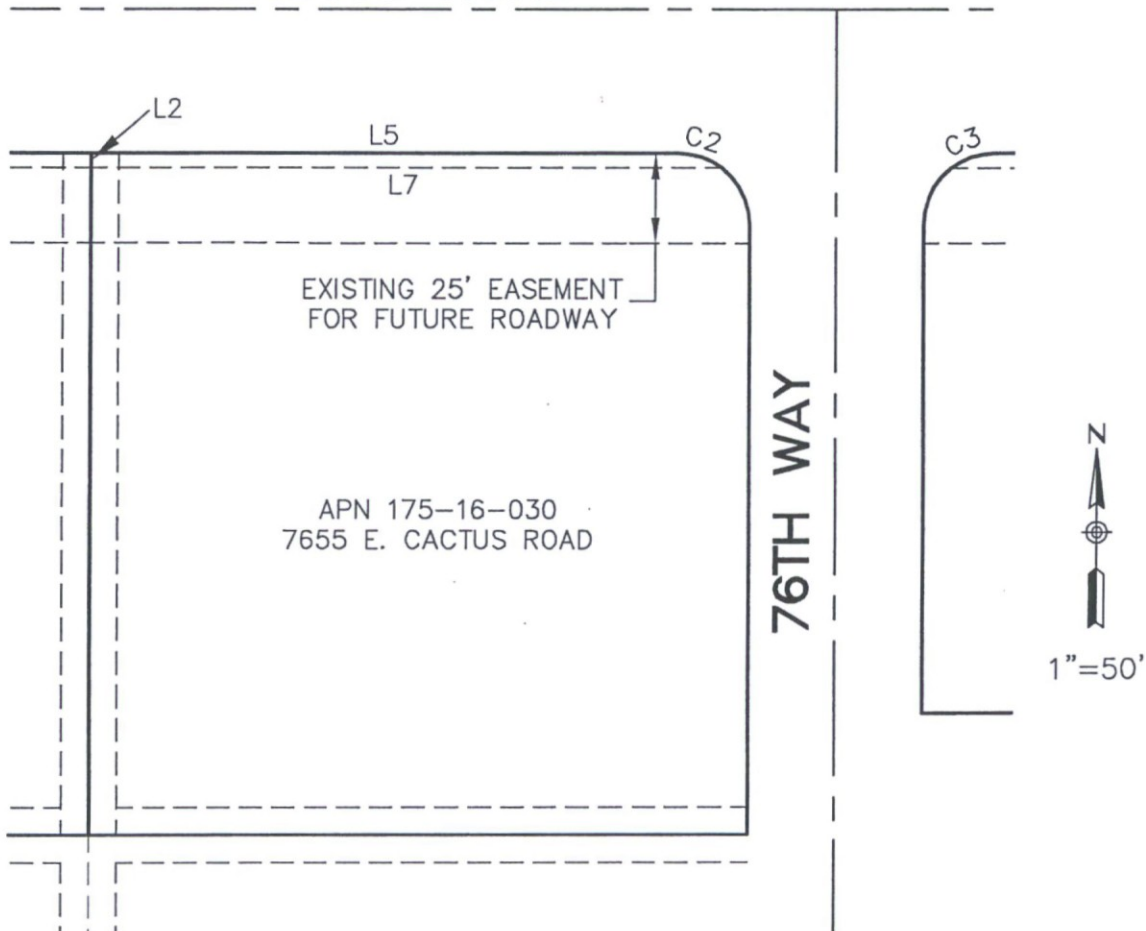
SHEET 1 OF 2



EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
 AT
 OF APN 175-16-030
 7655 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

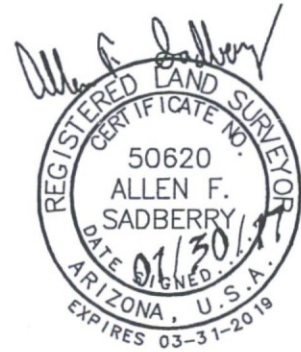
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L2	4.00	S00°00'07"E
L5	168.88	S89°58'40"E
L7	180.88	S89°58'40"E

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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	12.87	20.00	36°52'12"
C3	12.87	20.00	36°52'12"



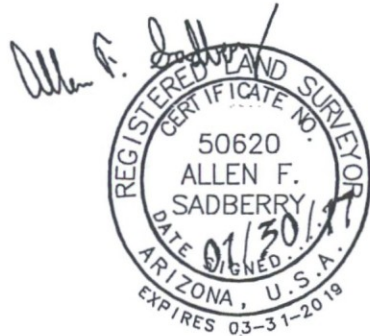
EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
AT
OF APN 175-16-022
7667 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 4.00 FEET OF LOT 1, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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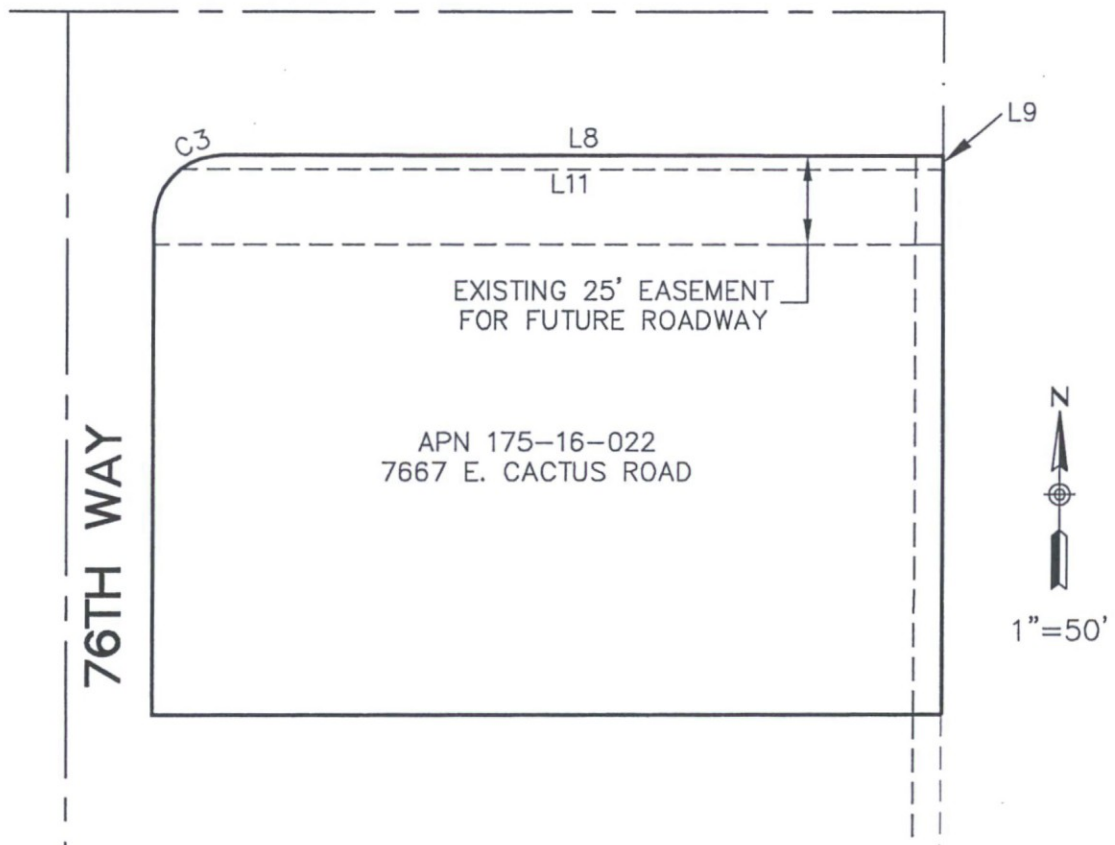
SHEET 1 OF 2



EASEMENT EXHIBIT

WATER AND SEWER FACILITIES EASEMENT
 AT
 OF APN 175-16-022
 7667 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

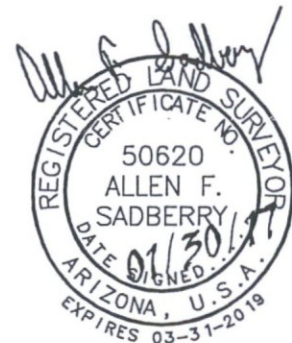
CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L8	205.99	S89°58'40"E
L9	4.00	N00°05'30"E
L11	217.98	S89°58'40"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	12.87	20.00	36°52'12"

12-AB-2016
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EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
AT
OF APN 175-16-031
12187 N. 76TH PLACE, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 10.00 FEET OF LOT 10, DESERT STAR ACRES, UNIT 1, ACCORDING
TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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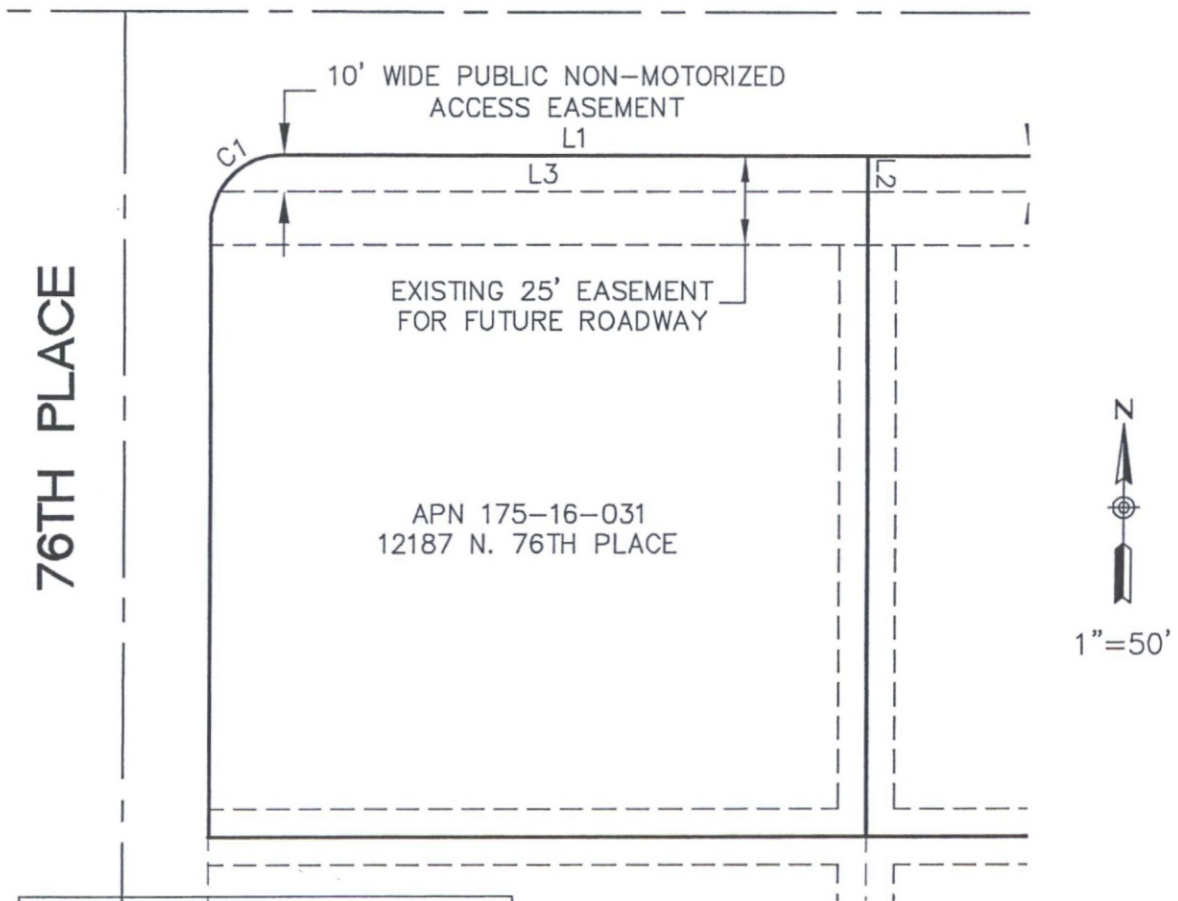
SHEET 1 OF 2



EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
 AT
 OF APN 175-16-031
 12187 N. 76TH PLACE, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	168.51	S89°58'40"E
L2	10.00	N00°00'07"W
L3	185.83	S89°58'40"E

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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	20.94	20.00	60°00'00"



EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
AT
OF APN 175-16-030
7655 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 10.00 FEET OF LOT 9, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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02/01/17

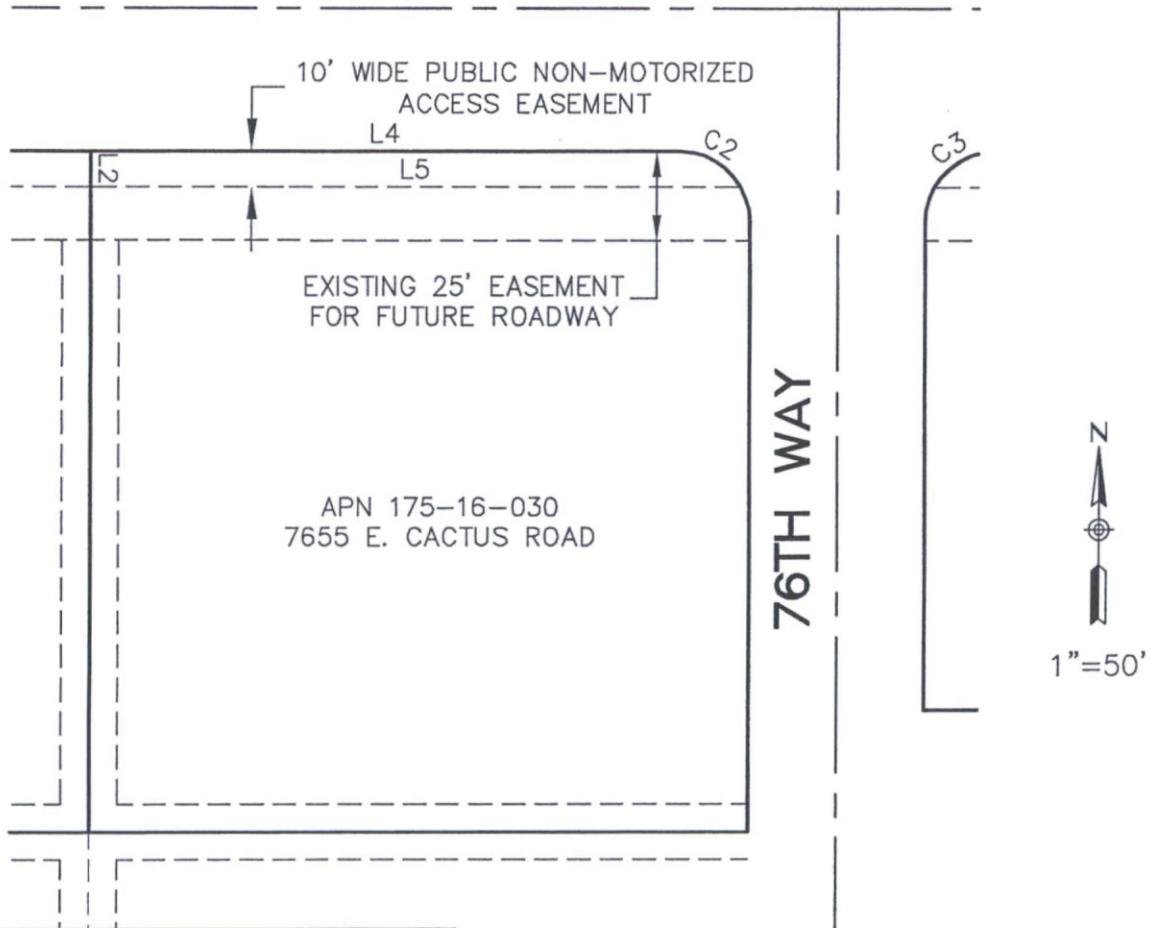
SHEET 1 OF 2



EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
 AT
 OF APN 175-16-030
 7655 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L2	10.00	N00°00'07"W
L4	168.88	S89°58'40"E
L5	186.20	S89°58'40"E

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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	20.94	20.00	60°00'00"



EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
AT
OF APN 175-16-022
7667 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE NORTH 10.00 FEET OF LOT 1, DESERT STAR ACRES, UNIT 1, ACCORDING TO
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COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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02/01/17

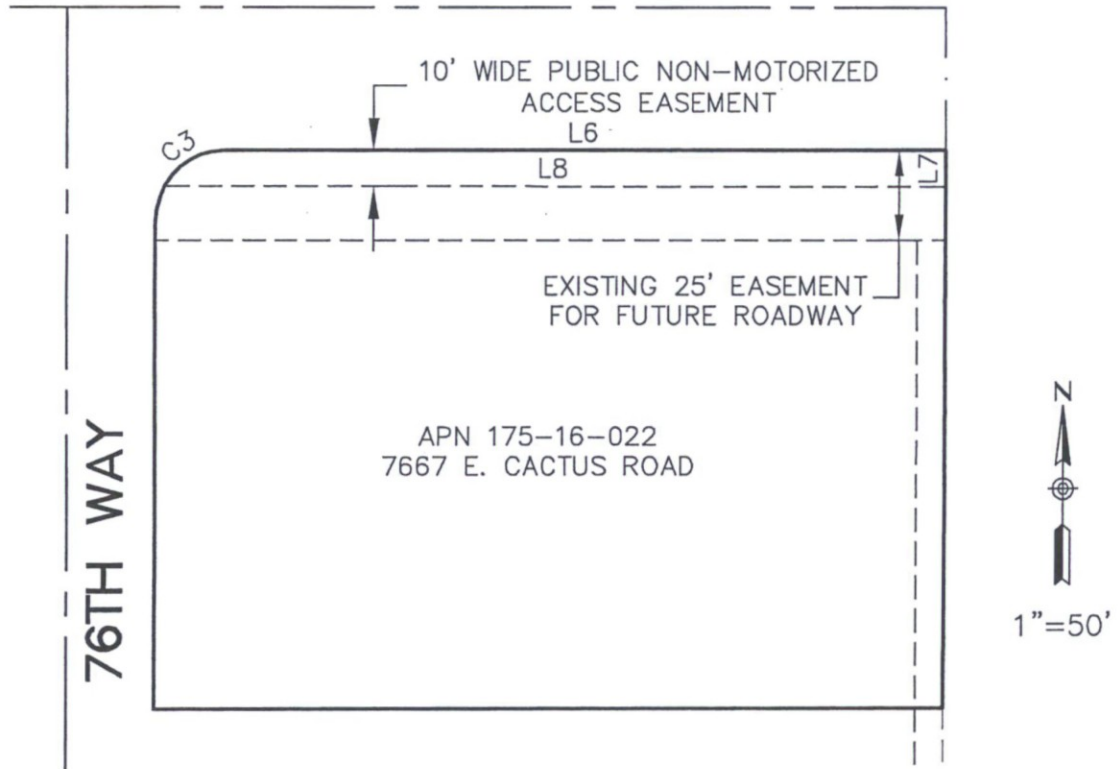
SHEET 1 OF 2



EASEMENT EXHIBIT

PUBLIC NON-MOTORIZED ACCESS EASEMENT
 AT
 OF APN 175-16-022
 7667 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L6	205.99	S89°58'40"E
L7	10.00	S00°05'30"W
L8	223.30	S89°58'40"E

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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	20.94	20.00	60°00'00"



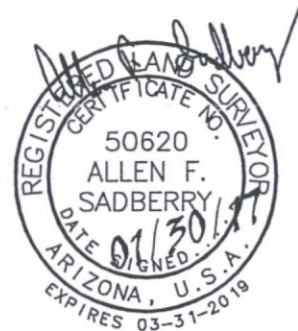
EASEMENT EXHIBIT

PUBLIC UTILITY EASEMENT
AT
OF APN 175-16-031
12187 N. 76TH PLACE, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE EAST 8.00 FEET OF LOT 10, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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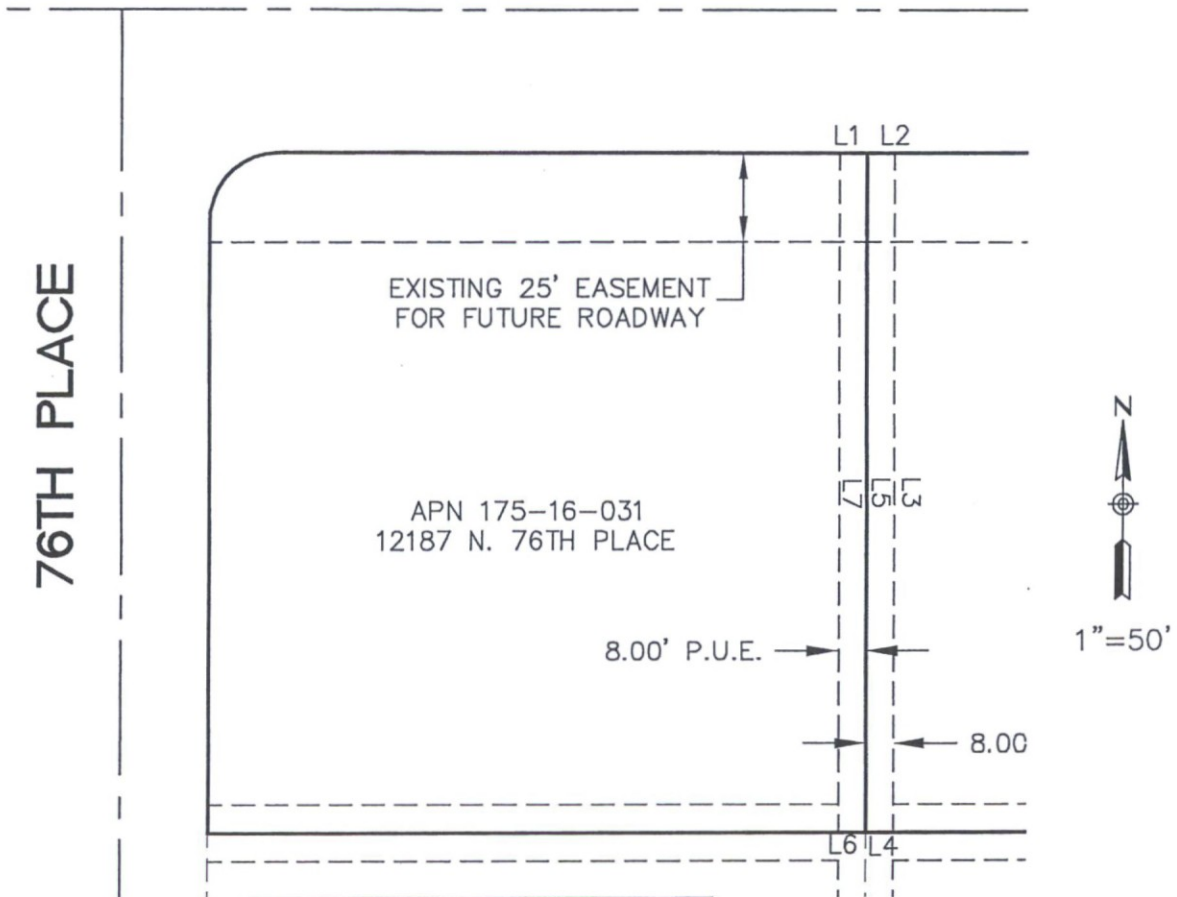
SHEET 1 OF 2



EASEMENT EXHIBIT

PUBLIC UTILITY EASEMENT
 AT
 OF APN 175-16-031
 12187 N. 76TH PLACE, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

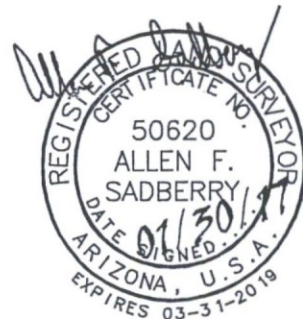
CACTUS ROAD



LINE TABLE

LINE	LENGTH	BEARING
L1	8.00	S89°58'40"E
L2	8.00	S89°58'40"E
L3	190.55	N00°00'07"W
L4	8.00	N89°59'56"W
L5	190.55	N00°00'07"W
L6	8.00	N89°59'56"W
L7	190.55	N00°00'07"W

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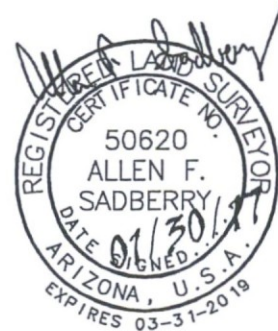
EASEMENT EXHIBIT

PUBLIC UTILITY EASEMENT
AT
OF APN 175-16-030
7655 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

THE WEST 8.00 FEET OF LOT 9, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

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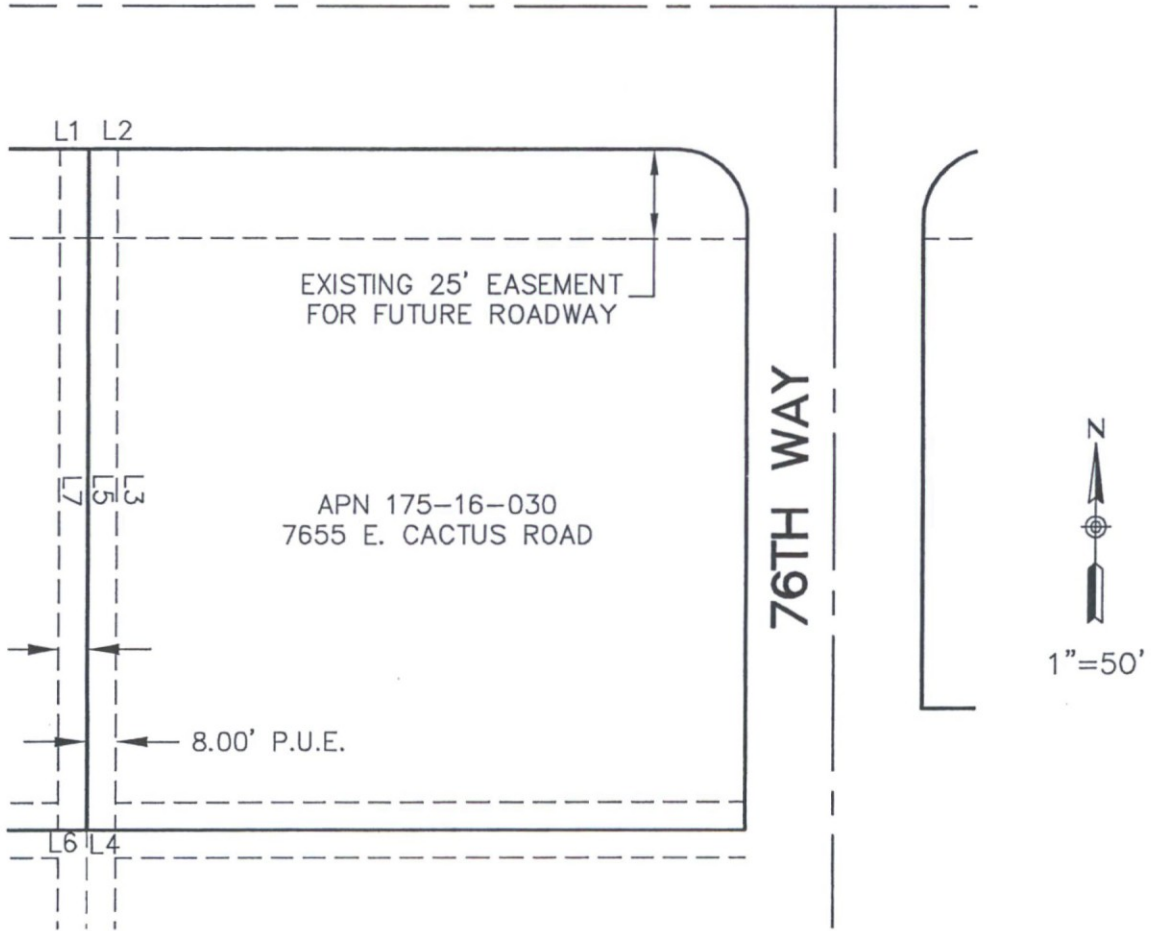
SHEET 1 OF 2



EASEMENT EXHIBIT

PUBLIC UTILITY EASEMENT
 AT
 OF APN 175-16-030
 7655 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD

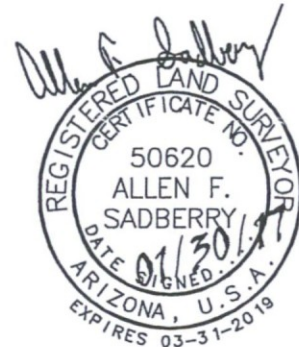


LINE TABLE

LINE	LENGTH	BEARING
L1	8.00	S89°58'40"E
L2	8.00	S89°58'40"E
L3	190.55	N00°00'07"W
L4	8.00	N89°59'56"W
L5	190.55	N00°00'07"W
L6	8.00	N89°59'56"W
L7	190.55	N00°00'07"W

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SHEET 2 OF 2



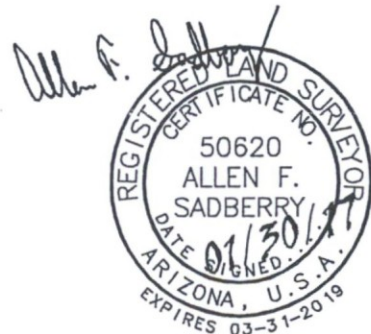
EASEMENT EXHIBIT

PUBLIC UTILITY EASEMENT
AT
OF APN 175-16-022
7667 E. CACTUS ROAD, SCOTTSDALE, AZ
BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
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THE EAST 8.00 FEET OF LOT 1, DESERT STAR ACRES, UNIT 1, ACCORDING TO
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 44.

12-AB-2016
02/01/17

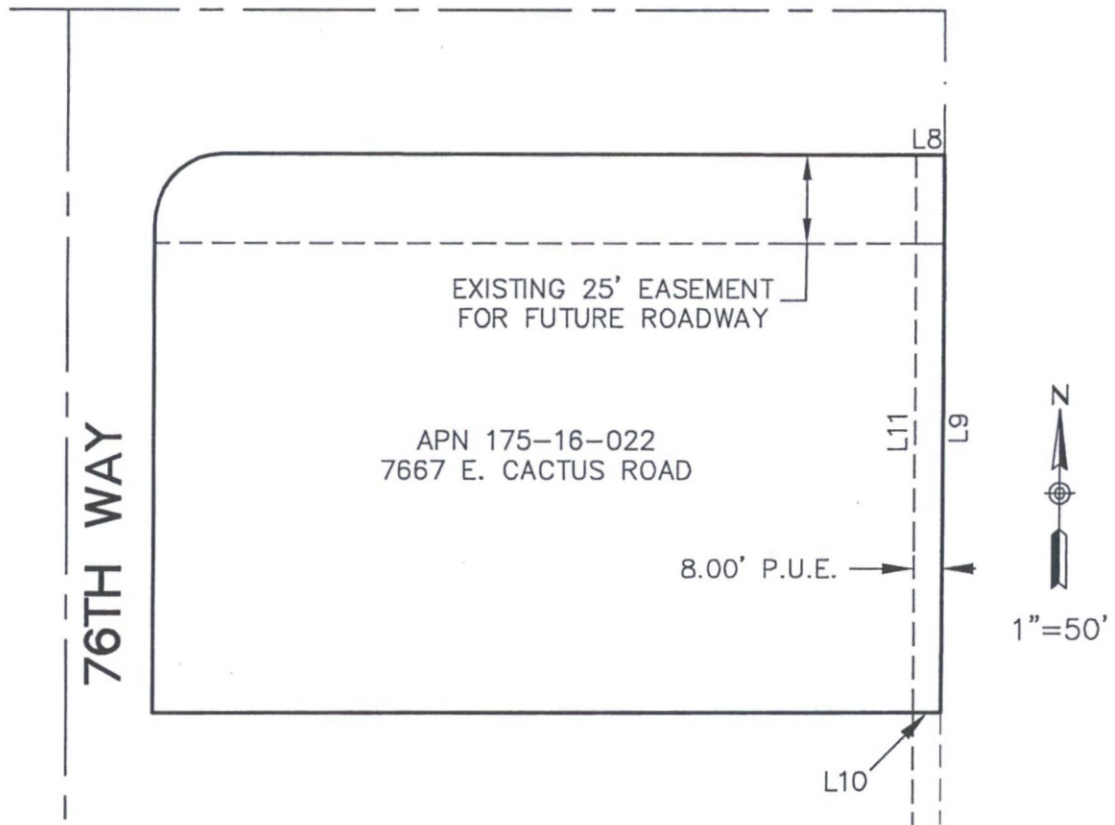
SHEET 1 OF 2



EASEMENT EXHIBIT

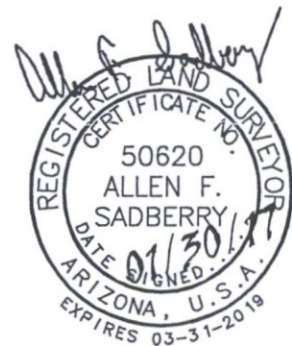
PUBLIC UTILITY EASEMENT
 AT
 OF APN 175-16-022
 7667 E. CACTUS ROAD, SCOTTSDALE, AZ
 BEING A PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST,
 GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

CACTUS ROAD

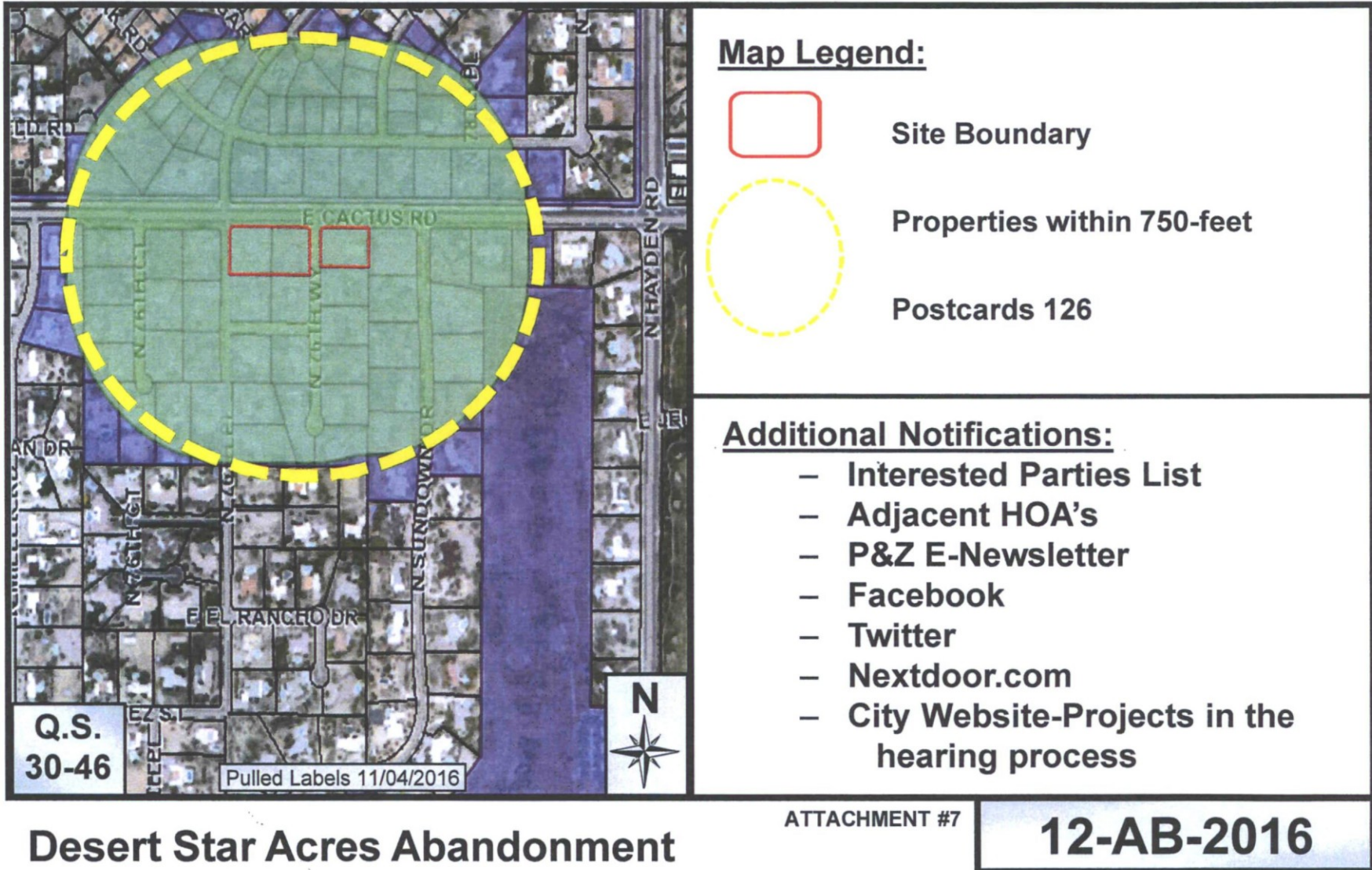


LINE TABLE		
LINE	LENGTH	BEARING
L8	8.00	S89°58'40"E
L9	156.19	S00°05'30"W
L10	8.00	S89°59'51"W
L11	156.19	S00°05'30"W

12-AB-2016
 02/01/17



City Notifications – Mailing List Selection Map



ATTACHMENT #7