

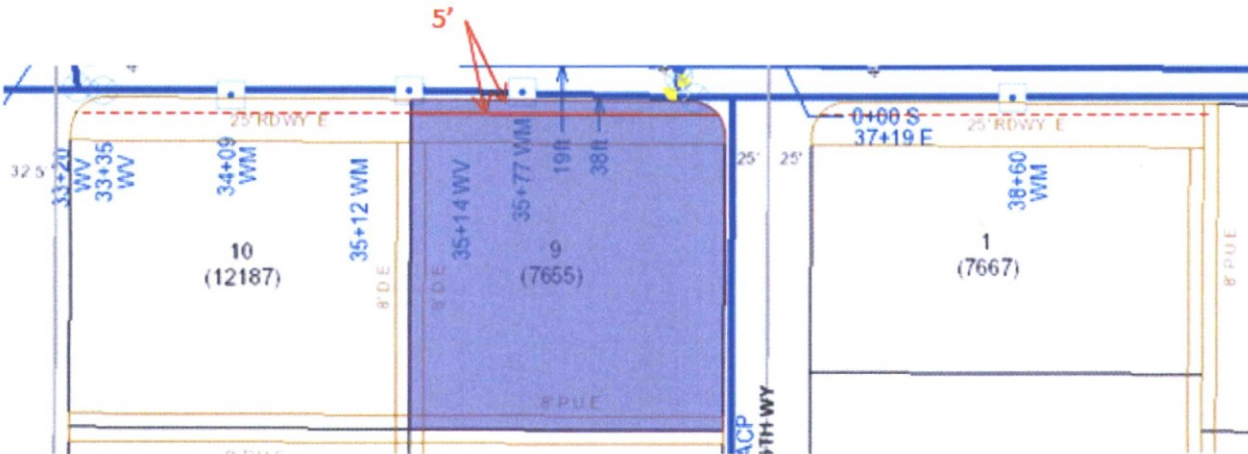
**Correspondence Between
Staff and Applicant
Approval Letter**

Barnes, Jeff

From: Mann, Doug
Sent: Friday, May 13, 2016 8:15 AM
To: Barnes, Jeff
Subject: 388-PA-2016 - Cactus roadway easement

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff – I'm off Wednesday. Don't have any issue releasing the roadway easement but would like to get a 5-foot water easement adjacent to the ROW. Our water line is only 2-feet off the ROW and any repairs to it would disturb private property. Thanks, dman



Doug Mann

9379 E San Salvador Drive
Scottsdale, AZ 85258
480.312.5636



"Water Sustainability through Stewardship, Innovation and People"

Barnes, Jeff

From: Barnes, Jeff
Sent: Tuesday, July 19, 2016 1:34 PM
To: 'Robert Sonders'
Cc: Hutton, Mary
Subject: RE: Abandonment request - pre-approval - city response needed

Robert,

I do not see any reason we would object to working the extension/reservation of the PUE into the abandonment area so that easement alignment is not cut off by the abandonment process. From a processing standpoint we typically would work that dedication into the abandonment resolution language so that one action does not occur without the other.

Jeff Barnes

Planner
City of Scottsdale
Planning & Development Services
jbarnes@scottsdaleaz.gov
(480) 312-2376

Checkout Our NEW Online Services:

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:
<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>
<https://eservices.scottsdaleaz.gov/bldgresources>

From: Robert Sonders [<mailto:rob@sonders.com>]
Sent: Tuesday, July 19, 2016 11:09 AM
To: Barnes, Jeff; Hutton, Mary
Subject: Abandonment request - pre-approval - city response needed

Hello Jeff,

Robert Sonders here. 7655 East Cactus Road.

As you know, my neighbors and I are putting together our packet for the old calendar year 1961 roadway easement to be abandoned along our Cactus road property frontage.

We do have the *all clear* acknowledgement from all utilities except Centurylink.
My contact Mary Hutton is also on this email.

Here is the request from Mary.

Centurylink is OK to abandon the 25 foot roadway easement if the 8 foot PUE easement is extended, into the "to be abandoned" area. This is a confirmation that needs to be provided by the City of Scottsdale.

So here I have a quandary.

We cannot gain approval from Centurylink until the City of Scottsdale approves the 8 foot easement extension. And... I cannot submit our abandonment request until I have approval from Centurylink.

Here is what needs to be facilitated.

1. A simple response, to this email preferably that the City of Scottsdale will extend the North\South 8 foot PUE into the 25 foot abandonment area.
2. Then, Centurylink can provide their approval to move forward.

At that point, we will be ready to submit our fee's and full abandonment request.

Please advise ASAP.

Thank you.

Regards,
Robert F. Sonders
720.530.0567
rob@sonders.com

PUE	Email	Type
Water - Scottsdale	WaterOperations-CustomerService@ScottsdaleAZ.gov Sent via email 07-05-2016	Water
APS Arizona Public Service - E	Submitted through website 07-05-2016	Electric
Southwest Gas	Submitted through website 07-05-2016	Gas
Cox cable	Submitted through website 07-05-2016	Cable\Phone
CenturyLink	Submitted through website 07-05-2016	Cable\Phone

PUE	Email	Type	Status
✓ APS Arizona Public Service	michael.bouche@aps.com	Electric	Approved
✓ Salt River Project (SRP)	matt.streeper@srpnet.com	Water	Approved
✓ CenturyLink	phnxrow@centurylink.com	Cable\Phone	Approved
✓ City of Scottsdale Water Department	dmann@scottsdaleaz.gov	Water	Approved
✓ Cox Communications	phx.tmc@cox.com	Cable\Phone	Approved
✓ Southwest Gas	greg.cooper@swgas.com CAZ-ROWRequest@swgas.com alis.gause@swgas.com	Gas	Approved

<http://www.scottsdaleaz.gov/codes/utility-contacts>

To whom it may concern.

I am writing with regards to a road way easement abandonment request in process with the City of Scottsdale. We are requested an abandonment with the City of Scottsdale with regards to the old easement. We have been asked by the City of Scottsdale to confirm with all potential utility entities that may have any interest to respond with consent to proceed with the abandonment.

Address location.

South side of East Cactus road. Three separate lots. 25 foot road way easement.

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

Please advise your consent.

Thank you.



P. O. Box 52025
Phoenix, AZ 85072-2025
(602) 236-5900
www.srpnet.com

July 6, 2016

Mr. Robert Sonders

RE: Road Way Abandonment

Dear Mr. Sonders:

Salt River Project has no objection to the abandonment of the Road Right of Way on the South side of Cactus Road adjacent to 12187 N. 76th Place, 7655 & 7667 E. Cactus Road. This is in an Arizona Public Service serving area.

If you have any questions or need further information, please feel free to contact me on 602-236-3126.

Sincerely,

A handwritten signature in cursive script that reads "Sherry Wagner".

Sherry Wagner
Senior Right of Way Technician
PAB348



July 18, 2016

Robert F. Sonders
7655 East Cactus Road.
Scottsdale, AZ 85260

RE; Abandonment Request for 12187 N 76th Place, 7655 East Cactus Rd, & 7667 E Cactus Rd.

Mr. Sonders,

I have reviewed the abandonment request for 12187 N 76th Place, 7655 East Cactus Rd, & 7667 E Cactus Rd., in Scottsdale, AZ. Based upon the supplied drawings/exhibits that you've submitted, it has been determined that COX has no facilities within the PUE and therefore we approve your request to abandon.

Please note that although Cox Communications approves this abandonment we do so with the understanding that we will not assume any construction, relocation and/or repairs costs associated or in result of this abandonment.

If I can be of further assistance, please contact me using the contact information below.

Kenny Hensman

Kenny Hensman

COX Communications
Permitting Group
Right of Way Agent II
kenny.hensman@cox.com



Robert Sonders <rob@sonders.com>

Road way easement abandonment request

Michael.Bouche@aps.com <Michael.Bouche@aps.com>
To: rob@sonders.com

Thu, Jul 7, 2016 at 10:18 AM

Mr. Sonders,

After reviewing this request, I have found that APS has no facilities within these 25' easements. APS has no objection to proceeding with this abandonment request with the City.

Mike Bouche, R.L.S.

Senior Land Agent

Land Services Department

Arizona Public Service Company

602-371-7033

From: Robert Sonders [mailto:rob@sonders.com]

Sent: Tuesday, July 05, 2016 3:35 PM

To: Bouche, Michael J; matt.streeper@srpnet.com; phnxrow@centurylink.com; dmann@scottsdaleaz.gov; phx.tmc@cox.com; greg.cooper@swgas.com

Subject: Road way easement abandonment request

USE CAUTION - EXTERNAL SENDER:(rob@sonders.com)

Do not click on links or open attachments that are not expected.

For questions or concerns, please email the APS Cyber Defense Center team at ACDC@apsc.com or contact the APS Helpdesk.

To whom it may concern.

I am writing with regards to a road way easement abandonment request in process with the City of Scottsdale. We are requested an abandonment with the City of Scottsdale with regards to the old easement. We have been asked by the City of Scottsdale to confirm with all potential utility entities that may have any interest to respond with consent to proceed with the abandonment.

Address location.

South side of East Cactus road. Three separate lots. 25 foot road way easement.

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

CenturyLink
Network Real Estate
5025 N. Black Canyon Hwy
Phoenix, AZ 85015



9/14/2016

With Reservations

Jeff Barnes
Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Rd
Scottsdale, AZ 85251

SUBJECT: Roadway Easement
Project Name: 7655 E. Cactus Rd
7667 E. Cactus Rd
12187 N 76th Pl
APN: 175-16-030, 175-16-022,175-16-031

Re: Request for vacation of the 25' roadway easement on the north property line of 7667 E Cactus Rd., 7655 E. Cactus Rd. and 12187 N. 76th Pl., Scottsdale, Maricopa County, as described in more detail in the application, lying within the Northeast Quarter of Section 23 Township 3 North, Range 4 East, Gila and Salt River Meridian.

To Whom It May Concern:

QWEST CORPORATION d/b/a CENTURYLINK QC has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted with the stipulation that the PUE's that run south from the area to be abandoned be extended north to the right of way line of Cactus Rd.

If CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector.

If you have questions or concerns, please call Gladly Zeilstra at 480-560-0404.

Sincerely yours,

A handwritten signature in cursive script that reads "Karen Caime".

Karen Caime
Right of Way Agent
Qwest Corporation d/b/a CENTURYLINK QC

APN: 175-16-022, 175-16-030,175-16-013 Leasenet #:P780152
Scottsdale Thunderbird WCE: Gary Baker



SOUTHWEST GAS CORPORATION

October 3, 2016

Robert F. Sonders
rob@sonders.com

SUBJECT: Future 25-Foot Road Easement Abandonment Adjacent to South Right-of-Way of Cactus Road within Lots 1, 9 and 10 of Desert Star Acres Unit1, Book 86 of Plats, Page 44
REQ 4070

Dear Mr. Soders,

After reviewing the documents for the above-referenced abandonment, it has been determined that there are **no apparent conflicts** between the Southwest Gas system and your proposed abandonment as shown on the letter you sent and referenced above. Permission is granted to abandon the future roadway easement located at the above-referenced location.

Please contact me if you have any questions or require additional information.

Sincerely,

Alis Gause
Analyst I, Right-of-Way/Engineering Services
(602)484-5281



Robert Sonders <rob@sonders.com>

Road way easement abandonment request

Mann, Doug <DMANN@scottsdaleaz.gov>
To: Robert Sonders <rob@sonders.com>

Thu, Jul 7, 2016 at 7:19 AM

Robert – Scottsdale’s Water Resources Department does not appear to have any public water/sewer lines or related appurtenances within this roadway easement. Therefore we have no conflict with your request.

You can print this email as our response when making application to the 1-Stop Shop.

Doug Mann

9379 E San Salvador Drive

Scottsdale, AZ 85258

480.312.5636



"Water Sustainability through Stewardship, Innovation and People"

From: Robert Sonders [mailto:rob@sonders.com]

Sent: Tuesday, July 05, 2016 3:35 PM

To: michael.bouche@aps.com; matt.streeper@srpnet.com; phnxrow@centurylink.com; Mann, Doug; phx.tmc@cox.com; greg.cooper@swgas.com

Subject: Road way easement abandonment request

To whom it may concern.

I am writing with regards to a road way easement abandonment request in process with the City of Scottsdale. We are requested an abandonment with the City of Scottsdale with regards to the old easement. We have been asked by the City of Scottsdale to confirm with all potential utility entities that may have any interest to respond with consent to proceed with the abandonment.

Address location.

South side of East Cactus road. Three separate lots. 25 foot road way easement.

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

Please advise your consent.

Thank you.

Regards,



P. O. Box 52025
Phoenix, AZ 85072-2025
(602) 236-5900
www.srpnet.com

July 6, 2016

Mr. Robert Sonders

RE: Road Way Abandonment

Dear Mr. Sonders:

Salt River Project has no objection to the abandonment of the Road Right of Way on the South side of Cactus Road adjacent to 12187 N. 76th Place, 7655 & 7667 E. Cactus Road. This is in an Arizona Public Service serving area.

If you have any questions or need further information, please feel free to contact me on 602-236-3126.

Sincerely,

A handwritten signature in cursive script that reads "Sherry Wagner".

Sherry Wagner
Senior Right of Way Technician
PAB348



April 26, 2017

Robert F. Sonders
7655 East Cactus Road
Scottsdale , AZ 85260

Re: 388-PA-2016
12-AB-2016
Desert Star Acres Abandonment

Dear Robert Sonders,

This is to advise you that the case referenced above was approved at the April 25, 2017 City Council meeting. The Resolution No. 10729 may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>.

If you have any questions, please contact me at 480-312-2376.

Sincerely,



Jeff Barnes
Planner



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

2/22/2017

Robert F. Sonders
7655 East Cactus Road
Scottsdale, AZ 85260

RE: Determination of a Planning Commission hearing

Dear Mr. Sonders:

Your Development Application 12-AB-2016, Desert Star Acres Abandonment, is scheduled on the 3/22/2017 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 3/20/2017. Please limit your presentation to a maximum of 10 minutes.

The Planning and Development Services Division has had this application in review for 35 Staff Review Days.

Thank you,

Jeff Barnes
Planner



12/2/2016

Robert F. Sonders
7655 East Cactus Road
Scottsdale, AZ 85260

RE: 12-AB-2016
Cactus Road Roadway Easement Abandonment

Dear Mr. Sonders:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11/4/2016. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Please revise the Project Narrative/Abandonment Compensation Analysis to address the following comments:
 - a. City staff has reviewed the proposed compensation analysis valuing the abandonment area at \$0.15 per square foot; however there does not appear to be sufficient supporting analysis to justify that valuation. Please provide a more detailed property appraisal(s) of the valuation of the proposed abandonment area supporting the lesser valuation, or revise the compensation analysis to align with the currently acceptable standard \$0.20 per square foot of abandonment of this future roadway easement area.
 - b. In accordance with the DSPM 5-3.201 regarding Driveway Spacing, for sites that have frontage on two streets, primary access should be onto the minor street frontage and a maximum of two driveway openings is permitted to a particular site or parcel from the abutting street(s).

All three of the properties within the scope of this abandonment request, currently have driveways off of E. Cactus Road. All of the existing driveways off of E. Cactus Road are considered "non-DSPM compliant" and will eventually be identified to be

removed at a point in time where their non-conforming status can no longer be maintained relative to the scope of future site redevelopment/additions proposed on the individual properties respectively. The removal of these driveways as part of the scope of this application could be utilized as justification for monetary offset to the proposed compensation valuation of the area to be abandoned as part of the scope of this request. If this is an agreeable course of action, please revise the compensation analysis to identify the anticipated cost of removal for those driveways and the associated proportional reduction in direct monetary compensation for the scope of this abandonment.

Circulation:

2. To accommodate future street improvements of E. Cactus Road, such as the addition of bike lanes or wider/offset sidewalk, that would have been covered within a portion of the existing 25 foot wide roadway easement proposed to be abandoned, please provide a 10 foot wide Public Non-Motorized Access Easement along the E. Cactus Road frontage of all three properties. (DSPM Sec. 5-3.100; 2016 Scottsdale Transportation Master Plan: Streets Element)
3. Related to the identified removal of “non-DSPM compliant” driveways accessing onto E. Cactus Road in Item 1.b above, please dedicate a one-foot Vehicular Non-Access Easement along the Cactus Road frontage of all three properties; DSPM Sec. 5-3.205; DSPM, Chapter 5, Section 3.201.

Water and Waste Water:

4. There is an existing waterline which runs along the southern edge of the E. Cactus Road right-of-way, approximately 2 to 4 feet off of the property line of these three parcels. In accordance with DSPM 6-1.419, horizontally, a minimum of 6 feet is required between the water line and the edge of the easement or right-of-way. Therefore 2 to 4 feet of the existing 25 foot roadway easement would technically still be required to achieve the spacing for the 6” waterline. Please provide a dedication of a 4 foot Water and Sewer Facilities Easement to the City of Scottsdale to offset the abandonment of the 25 foot roadway easement.
 - a. Please note that the DSPM requirements of the water and sewer facilities easement are: “...Any revegetation within the easement will consist of low growing shrubs or plant material acceptable to the Water Operations Division. Trees may be located along the edge of the easement but not within 7 feet of the water line as measured to the trunk of the tree.”

Other:

5. Please provide with the resubmittal 8.5”x11” legal and graphic survey exhibits A & B individually identifying the abandonment area, Public Utility Easement area, Water and Sewer Facilities Easement area, Public Non-Motorized Access Easement area, and Vehicular Non-Access Easement for each lot individually. These documents will be used as exhibits in the abandonment resolution document and with the dedication of these easements beyond what is able to be reserved from the current roadway easement.
 - a. The abandonment area – the north twenty-five (25) feet of each of the three parcels.

- b. Public Utility Easement – eight (8) feet wide for the width of the twenty-five (25) foot wide abandonment area running north/south along the east boundary of Lot 10, the west boundary of Lot 9, and the east boundary of Lot 1.
- c. Water and Sewer Facilities Easement – four (4) feet wide along the E. Cactus Road frontage of all three properties.
- d. Public Non-Motorized Access Easement – ten (10) feet wide along the E. Cactus Road frontage of all three properties.
- e. Vehicular Non-Access Easement – one (1) foot wide along the E. Cactus Road frontage of all three properties.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

In an effort to get this Abandonment request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 20 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **12-AB-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised Narrative for Project
- One copy: 8.5"x11" legal & graphic survey exhibits (Abandonment Area, Public Utility Easement, Water and Sewer Facilities Easement, Public Non-Motorized Access Easement, Vehicular Non-Access Easement)