

**Correspondence Between
Staff and Applicant
Approval Letter**



January 24, 2018

Edmir Dzudza
E-Project, LLC
917 W Kathleen Rd
Phoenix, AZ 85023

Re: 8-AB-2017
Wilshire Place Abandonment

Dear Edmir Dzudza,

This is to advise you that the case referenced above was approved at the January 23, 2018 City Council meeting. The resolution may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>.

Sincerely,

Brad Carr, AICP
Principal Planner



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

11/9/2017

Edmir Dzudza
E-Project, LLC
917 W Kathleen Rd
Phoenix, AZ 85023

RE: Determination of a Planning Commission hearing

Dear Mr. Dzudza:

Your Development Application 8-AB-2017, Wilshire Place Abandonment, is scheduled on the December 13, 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, December 11, 2017. Please limit your presentation to a maximum of 10 minutes.

The Planning and Development Services Division has had this application in review for 33 Staff Review Days.

Thank you,

Brad Carr, AICP, LEED-AP
Principal Planner

C: Case File



8/28/2017

Edmir Dzudza
E-Project, LLC
917 W Kathleen Rd
Phoenix, AZ 85023

RE: 8-AB-2017
Wilshire Place Abandonment

Dear Mr. Dzudza:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/3/2017. 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:

Abandonment Legal Description and Graphic:

1. Please revise the abandonment legal description and graphic to remove language for the new alley right-of-way dedication. The legal description should only describe the area of abandonment. In addition, please refer to the other technical comments shown on redlines of the abandonment legal description and graphic, attached to this letter. (Zoning Ordinance, Sec. 1.204.)

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Abandonment Consideration:

2. The area that is to be dedicated for the alley right-of-way located on the west side of the site cannot be deducted from the compensation proposed as consideration for the abandonment. Please revise the project narrative and the consideration narrative to propose that the total area of the abandonment (989 sf) will be monetarily compensated at the \$13.23 rate. (Zoning Ordinance, Sec. 1.204.)

Please resubmit the revised application requirements and additional 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 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.

The Planning & Development Services Division has had this application in review for 18 Staff Review Days since the application was determined to be administratively complete.

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 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr", is written over a horizontal line.

Brad Carr, AICP
Principal Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **8-AB-2017**

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 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (PDF format only)
- ☒ Two copies: Revised Narrative for Project
- ☒ Two copies: Revised Consideration Narrative for Project
- ☒ Four copies: Revised Legal Description and Graphic of Abandonment Area



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 8/3/17
Contact Name: Edmir Dzudza
Firm Name: E-project LLC
Address: 917 W Kathleen Rd
City, State, Zip: _____

RE: Application Accepted for Review.

391 - PA - 2016

Dear Mr. Dzudza :

It has been determined that your Development Application for Wilshire Place has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Brad Carr
Title: Principal Planner
Phone Number: (480) 312 - 7713
Email Address: Bcarr @ScottsdaleAZ.gov



Water Resources

9379 E. San Salvador
Scottsdale, AZ 85258

PHONE 480-312-5685
FAX 480-312-5615
www.ScottsdaleAZ.gov

August 16, 2017

**Edmir Dzudza, AIA
E Project, LLC
917 W. Kathleen Road
Phoenix, AZ 85023**

**Re: Easement Abandonment Letter and Right of Way Dedication for 7121 E. Wilshire
Scottsdale, AZ 85257 (APN 129-05-010D)**

Dear Edmir,

In reviewing your request for right of way abandonment located at 7121 E. Wilshire, the City of Scottsdale's Water Resources Department has no concerns with this request.

If you require further information, you may reach our department at 480-312-5685.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ronald Dolan", with a stylized flourish at the end.

Ronald Dolan, Water Resources Engineer
Water Resources Department



July 21, 2017

Edmir Dzudza, AIA
Registered Architect
917 W Kathleen Rd
Phoenix, AZ 85023

RE: Abandonment Request for 7121 E Wilshire Dr.

Mr. Dzudza,

I have reviewed the abandonment request for 7121 E Wilshire Dr., 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

8-AB-2017
8/3/17



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

July 19, 2017

Mr. Edmir Dzudza
E-Project

RE: 7121 E. Wilshire

Dear Mr. Dzudza:

Salt River Project has no objection to the abandonment of the Alley Right of Way and portion of Wilshire as shown on your request of July 18, 2017.

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

Sincerely,

A handwritten signature in blue ink that reads "Sherry Wagner". The signature is written in a cursive, flowing style.

Sherry Wagner
Senior Right of Way Technician
PAB348

8-AB-2017
8/3/17



SOUTHWEST GAS CORPORATION

August 1, 2017

Edmir Dzudza
eProject International

SUBJECT: Right-of-Way Abandonment
REQ 6281 – 7121 E Wilshire Drive

Dear Mr. Dzudza,

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. Permission is granted to abandon the right-of-way located at the above-referenced location.

Thank you for your cooperation on this project. Please contact me if you have any questions or require additional information.

Sincerely,

Susan Mulanax
Analyst I, Right-of-Way/Engineering Support
702-364-3669