

**Correspondence Between
Staff and Applicant
Approval Letter**



January 24, 2018

James M Lawrence
4013 N 86Th St
Scottsdale, AZ 85251

Re: 9-AB-2017
Lawrence Abandonment

Dear James Lawrence,

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,

Jeff Barnes
Senior Planner



Water Resources

9379 E. San Salvador
Scottsdale, AZ 85258

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

September 18, 2017

James Lawrence
4013 N. 86th Street
Scottsdale, AZ 85251

Re: Lot Assemblage for 4013 N. 86th Street
Scottsdale, AZ 85251 (APN 130-41-211)

Dear Mr. Lawrence,

In reviewing your request for Lot Assemblage for 4013 N. 86th Street, 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 black ink, appearing to read "Ronald Dolan".

Ronald Dolan, Water Resources Engineer
Water Resources Department

Routing Sheet

1st Submittal

or

Resubmittal

(←circle one)

<u>Public Hearing Case Type (circle one):</u>														<u>Administrative Case Type (circle one):</u>							
<u>AB</u>	AN	BA	DR	GP	HE	HP	II	IP	PE	PP	TA	UP	ZN	Other:	HP	MD	MN	MS	SA	WM	Other:

Coordinator: <u>JFB</u>	Pre-App #: <u>152-PA-2015</u>	Date Submitted: <u>9/7/17</u>	PC/CC Track: <u>4-18</u>	BOA Track: _____
Admin Staff: _____	Case #: _____	Comments Due: <u>10/3/17</u>	DRB Track: _____	Other: _____

Review Team:

(For additional documents, please view the case file.)

	Design Review (Steve Venker)	Engineering Group (Eliana Hayes)	Transportation Eng (Phil Kercher)	Transportation Pln (Greg Davies)	Water Resources (Chris Hassert)	Fire Group (Ricky King)	Drainage (Richard Anderson)	GIS (Tanya H.)	Airport (Sarah Ferrara)	Maps (Greg Williams)	Land Survey (Dwayne Haught)	Archaeological (Steve Venker)	Long Range Pln (Taylor Reynolds)	Other: <i>Martha West</i>
Narrative	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> x2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> x2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alta Survey		<input type="checkbox"/>												<input type="checkbox"/>
Grading and Drainage Plan		<input type="checkbox"/>					<input type="checkbox"/>							<input type="checkbox"/>
Context Aerial Site Plan Overlay		<input type="checkbox"/>				<input type="checkbox"/>								<input type="checkbox"/>
Phasing Plan		<input type="checkbox"/>				<input type="checkbox"/>								<input type="checkbox"/>
Site Details		<input type="checkbox"/>				<input type="checkbox"/>								<input type="checkbox"/>
Pedestrian & Circulation Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										<input type="checkbox"/>
Bike & Trails Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										<input type="checkbox"/>
(<input type="checkbox"/> Digitally submitted) Trip gen., Traffic Study, TIMA		<input type="checkbox"/>	<input type="checkbox"/> x2	<input type="checkbox"/>										<input type="checkbox"/>
(<input type="checkbox"/> Digitally submitted) Water and/or Wastewater Basis of Design		<input type="checkbox"/>			<input type="checkbox"/> x2	<input type="checkbox"/>								<input type="checkbox"/>
(<input type="checkbox"/> Digitally submitted) Drainage Report							<input type="checkbox"/> x2							<input type="checkbox"/>
(<input type="checkbox"/> Digitally submitted) Geotech Report		<input type="checkbox"/>												<input type="checkbox"/>
Archaeological Report												<input type="checkbox"/>		<input type="checkbox"/>
Draft Amended Development Standards		<input type="checkbox"/>												<input type="checkbox"/>
Proposed CC&R's		<input type="checkbox"/>				<input type="checkbox"/>								<input type="checkbox"/>
Other: <i>(Aerial) Abandonment Graphic compensation proposal</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9-AB-2017

08/11/2017

PROJECT NARRATIVE

This request is over a decade old in the making.

Location: Southeast corner of Indian School and N. 86th St.

History: Formerly City of Scottsdale underground pump station.

Address: Lot assemblage—original residence, 4013 N 86th St. and pump station lot as 4019 N. 86th St.

Pump station equipment removed, well head capped with cement deep underground.

I already owned the only adjoining property (east and south). Thus, I got first chance to buy the pump station property which I did.

I thought I bought the entire corner but was told at closing there was a small legal description error. I could use the space in question but not put anything permanent on that part. I would have to inquire to correct the legal description.

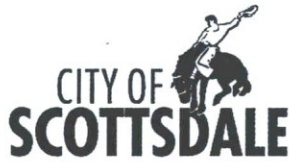
Shortly after all this, the remaining Nazi Naval staff prisoner of war camp cabins (located on Scottsdale Road) became available. I arranged to obtain one standard size cabin and one large (officer's) cabin.

I was ignorant to the entire process and requirements including bringing both up to full city construction codes (sprinkler systems, etc). Everyone at the city was amazingly helpful through the entire process and the move for both was approved and accomplished including all upgrades.. The cost for me was staggering.

During all this, I initiated the process to learn about and correct the legal description error that the city was aware of but had not been corrected for many decades because the effort had no added value or return for the city.



= Area to be abandoned



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 9/7/17
Contact Name: James Lawrence
Firm Name: _____
Address: 4013 N. 86th St.
City, State, Zip: Scottsdale AZ

RE: Application Accepted for Review.

152 - PA - 2015

Dear Mr. Lawrence :

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

Abandonment

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: Jeff Barnes
Title: Planner
Phone Number: (480) 312 - 2376
Email Address: jbarnes @ScottsdaleAZ.gov



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

10/9/2017

James M Lawrence
4013 N 86Th St
Scottsdale, AZ 85251

RE: Determination of a Planning Commission hearing

Dear Mr. Lawrence:

Your Development Application 9-AB-2017, Lawrence Abandonment, is scheduled on the 12/13/2017 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 12/11/2017. Please limit your presentation to a maximum of 10 minutes.

The Planning and Development Services Division has had this application in review for 23 Staff Review Days.

Thank you,



Jeff Barnes
Planner

Barnes, Jeff

From: Barnes, Jeff
Sent: Friday, October 06, 2017 1:05 PM
To: stage36@cox.net
Subject: 9-AB-2017

James,

We have completed our review of your abandonment application. Working with Maria Muiser, she was able to generate an exhibit of the area to be abandoned that we believe we can use moving forward to potentially save you additional survey and document preparation costs.

The one outstanding issue remaining identified by our review is the valuation of the area to be abandoned and the compensation to the City for the property exchange. As you identified in your application, you felt that the history of your original purchase and the investment you have made leading up to this application would be sufficient to offset any additional compensation to the City for the abandonment area. Unfortunately after completing our review and analysis, we were not able to support taking an application forward to the Planning Commission and City Council that proposed no value to the exchange of property. We would be able to support a valuation of \$0.50 per square foot of abandonment area, which is an accepted baseline resulting from other analysis for other abandonments of right-of-way adjacent to single-family residential property. Based on my calculations: 630.30sqft of area to be abandoned, valued at \$0.50 per square foot, is equal to \$315.15 to be paid to the City as compensation for abandoning the 10ft strip of right-of-way to your property.

If you are agreeable to that valuation analysis, then I can proceed with scheduling this case to a Planning Commission hearing and we will prepare our staff report and associated documents for that process. Once heard by the Planning Commission, the case would typically proceed to a City Council hearing for their final action on the abandonment.

Please let me know how you would like me to proceed regarding your application.

Thanks,

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>

9

Date: Friday, May 5, 2017 7:56 AM

From: cl_irth_comm@irth.com

To: STAGE36@COX.NET

Subject: Ticket 2017041400510 - Message from CenturyLink

=====
To: Attn: JAMES LAWERENCE
Voice: 4809499597 Fax:
Re: Message from CenturyLink

Message from CenturyLink

This is an important message from CenturyLink
replying to your request to locate our underground facilities in an area
described on the one call center ticket. If you have any questions please call
CenturyLink at 1-800-283-4237

=====
Ticket: 2017041400510
County: MARICOPA Place: SCOTTSDALE
Address: 4019 N 86TH ST

QLNAZ101:

The described dig area of your locate request has been marked. CenturyLink
Local Network facilities are present in the dig area. If you have any
questions, please call CenturyLink at 800-283-4237 for former Qwest areas
and 855-742-6062 for CenturyLink.

=====
Message from CenturyLink
=====

This message was generated by an automated system. Please do not reply to this
email.

"UTILITY"



Date: Friday, May 5, 2017 12:12 PM

From: irthnet@Arizona811.com

To: STAGE36@COX.NET

Subject: SRP Response To Your Blue Stake Request

=====
To: Attn: JAMES LAWERENCE
Voice: 4809499597 Fax:
Re: SRP Response To Your Blue Stake Request

PLEASE READ THIS EMAIL BEFORE YOU DIG! If you have any questions, please
contact SRP Blue Stake Operations at 602-236-8026.

=====
Ticket: 2017041400510
County: MARICOPA Place: SCOTTSDALE
Address: 4019 N 86TH ST

SRPALL01 (Electric):

This SRP facility has been completely marked per your request. Optional
Locator

Field Comment: PLACED MARKS FOR SRP ELECTRIC WHERE POSSIBLE.

SRPALL01 (Communications):

SRP does not have COMMUNICATION facilities within the area described in the
location of work on your Arizona 811 request. If you believe this facility
is in conflict, please call SRP Bluestake Operations (602) 236-8026.

SRPALL01 (Water):

SRP does not have IRRIGATION facilities within the area described in the
location of work on your Arizona 811 request. If you believe this facility
is in conflict, please call SRP Bluestake Operations (602) 236-8026.

SRPALL01 (Ground Water):

SRP does not have GROUND WATER facilities within the area described in the
location of work on your Arizona 811 request. If you believe this facility
is in conflict, please call SRP Bluestake Operations (602) 236-8026

SRPALL01 (Generation):

SRP does not have GENERATION facilities within the area described in the
location of work on your Arizona 811 request. If you believe this facility
is in conflict, please call SRP Bluestake Operations (602) 236-8026.

=====
SRP - Delivering More Than Power.
=====

This message was generated by an automated system. Please do not reply to this
email.

Dear Mr. Bruckner

Here is the new material from the city. I first started trying to correct this with the city in about June of 2003.

The attached sheet, enlarged city business card, is your contact who did the full research, and has a copy (package) for you.

Please note on the color map two areas are marked as best as I could:

Area A is the land on corner of my property at N 86th St and Indian School. This section has a legal description error from the 1920's. If you look close you can see this is actually already walled with my lot assemblage at the site of my larger WW II Nazi naval officer's POW cabin.

Area B is the frontage that the city can release to me, but will need official city approval.

I will work through Randy Grant and Planning Dept. on this so that your effort with his will allow one combined city sign off for a NEW lot assemblage.

Thank you,

James Lawrence