

**Correspondence Between  
Staff and Applicant  
Approval Letter**



October 19, 2017

Michele Hammond  
Berry Riddell  
6750 East Camelback Road, Suite 100  
Scottsdale, Arizona 85251

RE: Request to Purchase Air Rights and Subterranean Easements and 3-AB-2017-alley abandonment  
Winfield Hotel & Residences

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on October 6, 2017. The following **2<sup>nd</sup> 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.

**Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the second 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:

**Legal:**

1. All descriptions and graphics shall be black and white only. There shall be no gray tones, or colors on the descriptions and graphics, otherwise the documents will not be recorded by Maricopa County Recorder's office.
2. Please address all comments of the mark-up include as, Attachment A.
3. Please provide a legal description and graphic of property adjacent to the abandonment. Please see Attachment A, Exhibits C and D.
4. Please provide a legal description and graphic of property for the. Please see Attachment A, Exhibits A and B for the Air Rights Easements and Garage Easement Area.
5. Please ensure all font on the legal descriptions and graphics are a minimum 10 pt font.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment B, 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 RETURN TO THE APPLICANT.

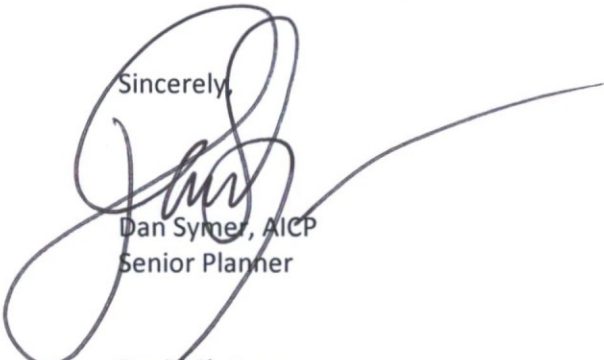
In an effort to get this Zoning District Map Amendments, Abandonment, and In-fill Incentive District request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for thirty four (34) Staff Review Days since the application was determined to have the minimal information to be reviewed.

These 2<sup>nd</sup> **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 480-312-4218 or at dsymer@ScottsdaleAZ.gov.

Sincerely,



Dan Symer, AICP  
Senior Planner

cc: David Slattery  
7301 East 3rd Avenue, #205  
Scottsdale, Arizona 85251



**SHP Winfield****Abandonment, Air Rights & Subterranean Rights - Utility Coordination Summary****Updated: 9/27/2017**

| <b>Company</b>      | <b>Contact &amp; Email</b>  | <b>Email Sent</b> | <b>Response</b>                    | <b>Additional Emails Showing Air Rights &amp; Subterranean Rights</b> | <b>Response</b>                     |
|---------------------|---|-------------------|------------------------------------|---|-------------------------------------|
| <b>APS</b>          | Michael Bouche<br><a href="mailto:michael.bouche@aps.com">michael.bouche@aps.com</a><br>602-371-7033  | 4/19/2017         | Likely needs PUE                   | 8/14/2017<br>8/16/2017<br>SEG follow up                               | <b>8/30/2017</b><br>Letter Received |
| <b>SRP</b>          | Matt Streeper<br><a href="mailto:matt.streeper@srpnet.com">matt.streeper@srpnet.com</a><br>602-236-8193   | 4/19/2017         | No Response<br>Not in service area | 8/14/2017   | No response<br>Not in service area  |
| <b>Century Link</b> | Glady Zeilstra<br><a href="mailto:glady.zeilstra@centurylink.com">glady.zeilstra@centurylink.com</a><br><br>Field Engineer:<br>Gary Baker<br><a href="mailto:gary.baker@centurylink.com">gary.baker@centurylink.com</a><br>480-768-4567 | 4/19/2017         | Under review                       | 8/14/2017<br>8/16/2017<br>SEG follow up                               | <b>9/11/2017</b><br>Letter Received |
| <b>COS</b>          | Chris Hassert<br><a href="mailto:chassert@scottsdaleaz.gov">chassert@scottsdaleaz.gov</a><br>480-312-5615   | 4/19/2017         | Likely needs PUE                   | --  | Water/Sewer BODs approved for ZN    |
| <b>Cox</b>          | Zach Lawson<br><a href="mailto:AZ.jointuse@cox.com">AZ.jointuse@cox.com</a><br><a href="mailto:PHX.TMC@cox.com">PHX.TMC@cox.com</a>   | 4/19/2017         | Likely needs PUE                   | 8/14/2017<br>8/16/2017<br>SEG follow up                               | <b>9/27/2017</b><br>Letter Received |
| <b>SW Gas</b>       | Michelle Gutierrez<br><a href="mailto:caz-rowrequest@swgas.com">caz-rowrequest@swgas.com</a><br>702-876-7137  | 4/19/2017         | PUE required                       | 8/14/2017<br>8/16/2017<br>SEG follow up                               | <b>8/23/2017</b><br>Letter Received |

**3-AB-2017**  
**10/06/17**



Utility  
Letters

ARIZONA PUBLIC SERVICE

**Michael J. Bouche, R.L.S.**  
Senior Land Agent  
Land Services Department

Mail Station 3286  
P.O. Box 53933  
Phoenix, AZ 85072-3933  
T: 602-371-7033  
C: 602-809-3544  
F: 602-371-6586  
michael.bouche@aps.com

August 30, 2017

SEG

Attn. Joanna Bartholomew  
8280 E. Gelding Dr., Suite 101  
Scottsdale, AZ 85260

**RE: Right of Way Abandonment**

Dear Ms. Bartholomew:

Per your request for Arizona Public Service Company's (APS) concurrence to the abandonment of a portion of the alley right of way in the Final Plat of Winfield Scott Plaza, recorded in Book 66 of Maps, Page 3, records of Maricopa County, the following information is provided.

I have researched our records and found that the subject property is situated within the APS service territory.

Our GIS records indicate that there are APS overhead facilities in the alley area of said proposed abandonment. APS has no objection to the proposed abandonment of said alley right of way once any of the following takes place. 1) the APS are removed from the alley (if possible) 2) the APS lines are relocated to a different permitted location or covered with new easements, or 3) easements are retained/granted to APS for the overhead lines in their current location.

Should you have further questions concerning this matter, please contact me at (602) 371-7033 or michael.bouche@aps.com.

Sincerely,

Michael J. Bouche, R.L.S.  
Senior Land Agent  
Land Services Department  
Arizona Public Service Company

**3-AB-2017**  
**10/06/17**



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



9/11/2017

**Conditional  
Approval**

Ashley Porter  
Planning Assistant  
Berry Riddell LLC  
6750 E. Camelback Road Suite 100  
Scottsdale, Arizona 85251

**SUBJECT: Release of Alley between Lots 5, 6, 7, 14, 15 & 16, Winfield Scott Plaza**  
**Project Name: Winfield Scott Plaza**  
**APN: 173-51-005, -006, -007, -014, -015 & 173-51-016**

**Re: Request for release of the Alley between Lots 5, 6, 7, 14, 15 & 16, Winfield Scott Plaza, 4223 N. Scottsdale Rd., Scottsdale, Maricopa County, as described in more detail in the application, lying within the Southwest Quarter of Section 23 Township 2 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 can approve the request for the area proposed for vacation. However, this approval is **conditional** on the relocation of existing facilities and the fees paid for that relocation. If a new easement is required, that will need to be recorded.

Once all fees are paid and the Field Engineer has released the job, the abandonment will be approved when the field work is complete and all requests complied with.

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 **conditional** approval of the request.

If you have any questions or concerns, please contact Gladys Zeilstra at 480-560-0404.

Sincerely yours,

*Karen Caime*

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

APN: 173-51-005, -006, -007, -014, -015 & 173-51-016 Leasenet #:P791660  
WC: Scottsdale Main WCE: Gary Baker



September 27, 2017

Joanna Bartholomew  
Head of Operations  
8280 E. Gelding Dr., Suite 101  
Scottsdale, AZ 85260

RE: Abandonment Request for N/E/C of Scottsdale Rd & 3rd Ave. for Winfield Scottsdale

Ms. Bartholomew,

I have reviewed the proposed abandonment request for the parcel located at N/E/C of Scottsdale Rd & 3rd Ave., in Scottsdale AZ.

Based upon the supplied drawings/exhibit that you've submitted it has been determined that COX will allow easement abandonment with the following stipulations;

*Stipulations*

COX Communications has Active Plant within the Requested Abandonment Area, that serves the current Businesses and Adjacent Property Businesses. There would need to be consideration for this Plant and the adjacent Businesses. An Estimate for these Relocation Charges and possible additional Off-Site Ties that would be the responsibility of the Requesting Party to bear. Upon Satisfaction of these to the determination of the COX Construction Department, COX Communication would agree to the future Abandonment of the Requested Area within the area of N/E/C of Scottsdale Rd & 3rd Ave., in Scottsdale AZ.

Also please note that Cox Communications accepts no liability for costs associated with any relocation of existing facilities required as a result of this proposed abandonment.

If I can be of further assistance or a conflict arises, 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

## Michele Hammond

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**From:** Joanna Bartholomew (Arciga) <Joanna@azseg.com>  
**Sent:** Thursday, September 14, 2017 2:42 PM  
**To:** Michele Hammond  
**Cc:** Steve Counsell; Ashley Porter  
**Subject:** RE: Abandonment -Winfield Hotel & Residences  
**Attachments:** Southwest Gas Conflict response.pdf

Michele,

Attached is the conflict response we received via mail from Southwest Gas. I spoke with Engineering Supervisor, Zach Stevenson, and he stated that they do not issue Assurance letters as their conflict response letter does give information on relocation and abandonment.

Let me know if this would work.

Thank you,

**Joanna Bartholomew**  
Head of Operations

Joanna@azseg.com | [www.azSEG.com](http://www.azSEG.com)  
Direct: 480.588.7226 x 4921 | Mobile: 928.503.9232  
8280 E. Gelding Dr., Suite 101, Scottsdale, AZ 85260  
*"LEEDing and Developing Smart Projects"*



We're hiring **talented** Engineers and Project Managers! ☺

**From:** Michele Hammond [mailto:mh@berryriddell.com]  
**Sent:** Saturday, September 09, 2017 10:28 AM  
**To:** Joanna Bartholomew (Arciga) <Joanna@azseg.com>  
**Cc:** Steve Counsell <Steve@azseg.com>; Ashley Porter <ap@berryriddell.com>  
**Subject:** RE: Abandonment -Winfield Hotel & Residences

Joanna:

Hope all is well. I am getting pressure from the client and the city to get the Abandonment case resubmitted. Any additional feedback on utilities similar to the APS letter? I would love to be able to get this case resubmitted this coming week.

Thank you!!





## **SOUTHWEST GAS CORPORATION**

August 23, 2017

ATTN: Joanna Bartholomew  
SEG  
8280 E. Gelding Dr., Suite 101  
Scottsdale, AZ 85260

SUBJECT: Winfield Hotel  
NEC Scottsdale Rd & 3<sup>rd</sup> Ave. – Scottsdale, AZ  
Job No.: 170144  
Utility Conflict Review

Dear Joanna Bartholomew:

After reviewing the plans for the above referenced project, it has been determined that there are potential conflicts between the Southwest Gas system and your proposed project.

Your design proposes grading and drainage over existing natural gas pipelines causing potential conflicts. Actual conflicts can be avoided by determining the exact location and elevation of the gas pipelines. Please be aware that Southwest Gas does not provide depth information on its natural gas facilities. We recommend that you evaluate each gas pipeline location by potholing and exposing the gas pipeline. I have enclosed a map of the existing natural gas facilities within your project area to be entered on your plans.

Please be aware that there may be abandoned steel gas lines within your project limits that are potentially coated or wrapped with unidentified materials. Southwest Gas treats all of its steel gas pipe with unidentified coating/wrapping materials as potentially containing asbestos. Accordingly, whenever such pipe is in direct conflict and requires removal, it must only be done so by one of Southwest Gas' NESHAP certified contractors. Care must also be taken when working near and exposing these lines. The costs associated with such removal will be the responsibility of the developer. Please contact Southwest Gas in advance to coordinate any removal.

For actual up to date utility locations, call Arizona Blue Stake 1-800-782-5348. Minimum cover over mains is 36 inches. Any underground facility installed must have at least 12 inches face to face clearance at the point of crossing. If you have determined that your proposed construction requires the relocation or abandonment of our facilities, please identify these conflicts on your plans and resubmit them for final review. The arrangement and who will bear the cost of the relocation or abandonment will be determined under the current Franchise Agreement with the project's governing Agency.





## **SOUTHWEST GAS CORPORATION**

In addition, the Southwest Gas system has pipeline valves, line locating stations, test points and underground vaults each with protective valve box lids and vault manhole covers. These are designed to be flush with the existing ground. Under U.S. Dept. of Transportation's Pipeline Safety Regulations and Southwest Gas operating procedures, these facilities are required to be accessible at all times.

Southwest Gas will paint yellow all protective valve box lids and vault manhole covers. It will be the responsibility of the public agency's contractor to make sure these are protected during construction. The public agency's contractor will be responsible for adjustments to all valve box lids and vault manhole covers due to grading and paving per MAG Details 391.1 and 391.2. Contact Southwest Gas Construction at Tempe Operations 480-730-3670 for coordinating work and inspections. For emergencies, please call 1-800-528-4277.

Please note that only Southwest Gas Corporation personnel are allowed to adjust high pressure valveboxes due to high pressure sense lines and lubricating lines within the valvebox enclosure. The costs associated with such adjustments will be the responsibility of the developer.

Once mechanical trenching is in progress, do not attempt to trench within two feet of a gas pipe. This trenching shall be done by hand in order to prevent any damage to the gas pipe. In the event your contractor should "hook" or otherwise strain a gas pipe while excavating, a call should be placed immediately to 1-800-528-4277 or 911.

Even though there may not be any apparent damage, the strain may have damaged the wrap or a portion of the buried pipe or fittings at other locations causing a leak in the surrounding area. If a steel facility is exposed and the pipe coating is found to be in need of repair, please contact 602-271-4277 so a crew can be dispatched to rewrap the pipe. This is a service provided by Southwest Gas at no cost to the contractor so that we can monitor our steel facilities and minimize the possibility of corrosion.

When the excavations are complete, all exposed gas pipes shall be protected. If left unattended, the exposed pipe shall be surrounded with at least 6 inches below and 6 inches above with Portland cement concrete fine aggregate sand. If the trench is more than 3 feet wide, the pipe must be supported in a manner where the supporting material does not damage the pipe or the protective pipe coating. Please contact SWG Engineering at 480-730-3855 to review and approve all proposed pipe support designs.

When backfilling, Southwest Gas requires both six inches of bedding and six inches of shading with sand or material free of rocks and able to pass through a 3/8-inch screen. This will provide a firm support around the facility and prevent damage to the pipe or pipe coating from the backfilling operation. Do not drop backfill directly over the gas pipe. During the compaction process, use extra care when directly over the gas pipe in order to avoid any damage.



## **SOUTHWEST GAS CORPORATION**

In regards to scheduling, special fittings and material used to tap into our high-pressure gas pipelines require up to 6 months ordering time. Some of the high-pressure gas pipelines cannot be taken out of service during the winter heating season from October 15 thru March 15. Also our current construction schedule requires a twelve (12) week notice.

If we do not receive a response within 90 days, we will assume that you have designed your project so that it does not create a conflict with our natural gas system.

Thank you for your cooperation. Please contact Bernadette Smith at 480-730-3857 (email: mBernadette.Smith@swgas.com) or myself if you have any questions or require additional information.

Sincerely,

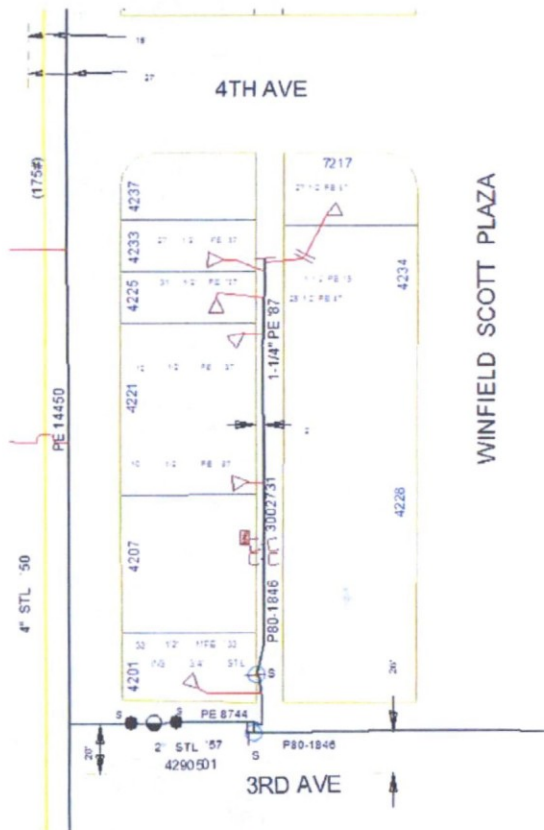
Zach Stevenson  
Supervisor, Engineering  
Mail Station 42I-586  
(480) 730-3855

C: Bernadette Smith





Winfield Hotel  
Scottsdale, AZ  
Gas Map 17-45  
Green Lines – Gas Main  
Red Lines – Gas Service  
Blue Lines – Proposed Active



NOTE: Southwest Gas Corporation does not guarantee the accuracy of the locations or elevations of the utilities shown on this map. The utility locations on this map are approximate only and are not reliable for construction purposes. For actual field locations, call ARIZONA BLUE STAKE at 1-800-782-5348.

Please be aware that there may be abandoned steel gas lines within your project limits that are potentially coated or wrapped with unidentified materials. Southwest Gas treats all of its steel gas pipe with unidentified coating/wrapping materials as potentially containing asbestos. Accordingly, whenever such pipe is in direct conflict and requires removal, it must only be done so by one of Southwest Gas' NESHAP certified contractors. Care must also be taken when working near and exposing these lines. The costs associated with such removal will be the responsibility of the developer. Please contact Southwest Gas in advance to coordinate any removal.

APS

**Michele Hammond**

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**Subject:** FW: Abandonment -Winfield Hotel & Residences  
**Attachments:** Winfield - Air Rights and Subterranean Rights Graphic.pdf; 17-014 Alley Abandonment Description Revised 7-25-17 (1).pdf; SECTION.PDF; 17-014 Subterranean Easement Revised 8-14-17.pdf; 17-014 Air Rights Easement Revised 8-14-17.pdf; DESCO Plans 08.08.17.pdf

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**From:** Michele Hammond  
**Sent:** Monday, August 14, 2017 6:29 PM  
**To:** 'Michael.Bouche@aps.com' <Michael.Bouche@aps.com>  
**Subject:** RE: Abandonment -Winfield Hotel & Residences

Hi Michael – regarding option 1 you mention below...yes, that is what we are looking for.

Also, I wanted to follow up on previous correspondence from our office regarding the alley abandonment for the property located at 4221 N. Scottsdale Road for the Winfield Hotel and Residences. We received our first round of City comments and they asked that we reach back out to you to inform you of the air rights and subterranean rights we are asking for in addition to the alley abandonment request. For reference, I am providing legal descriptions, a section, and site plan/floor plans with this email. I also included a context graphic with the requested easements delineated. Please feel free to reach out to me with any questions you may have. We understand that utility easements may still need to be reserved and/or the relocation of certain utilities may need to occur with the redevelopment of this site. We are at the beginning zoning stage of this entitlement process and plan to continue our coordination efforts with you throughout this process. We just need your initial feedback on the proposed request.

City weblink for our application 7-ZN-2017: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47381>

Please respond with your feedback based on the attached graphics. Thanks!

*Michele Hammond*

Principal Planner  
BERRY RIDDELL LLC  
6750 E. Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
602-463-4081 cell  
480-385-2753 direct  
480-385-2757 fax  
[mh@berryriddell.com](mailto:mh@berryriddell.com)

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**From:** [Michael.Bouche@aps.com](mailto:Michael.Bouche@aps.com) [mailto:Michael.Bouche@aps.com]  
**Sent:** Monday, April 24, 2017 11:01 AM

3-AB-2017  
10/06/17



**Michele Hammond**

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**Subject:** FW: P787676 4223 N SCOTTSDALE RD WINFIELD SCOTT PLAZA SCOTTSDALE  
**Attachments:** Winfield - Air Rights and Subterranean Rights Graphic.pdf; 17-014 Alley Abandonment Description Revised 7-25-17 (1).pdf; SECTION.PDF; 17-014 Subterranean Easement Revised 8-14-17.pdf; 17-014 Air Rights Easement Revised 8-14-17.pdf; DESCO Plans 08.08.17.pdf

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**From:** Michele Hammond  
**Sent:** Monday, August 14, 2017 6:19 PM  
**To:** 'Zeilstra, Gladys' <Gladys.Zeilstra@CenturyLink.com>  
**Subject:** RE: P787676 4223 N SCOTTSDALE RD WINFIELD SCOTT PLAZA SCOTTSDALE

Dear Gladys:

I wanted to follow up on previous correspondence from our office regarding the alley abandonment for the property located at 4221 N. Scottsdale Road for the Winfield Hotel and Residences. We received our first round of City comments and they asked that we reach back out to you to inform you of the air rights and subterranean rights we are asking for in addition to the alley abandonment request. For reference, I am providing legal descriptions, a section, and site plan/floor plans with this email. I also included a context graphic with the requested easements delineated. Please feel free to reach out to me with any questions you may have. We understand that utility easements may still need to be reserved and/or the relocation of certain utilities may need to occur with the redevelopment of this site. We are at the beginning zoning stage of this entitlement process and plan to continue our coordination efforts with you throughout this process. We just need your initial feedback on the proposed request.

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*Michele Hammond*

Principal Planner  
BERRY RIDDELL LLC  
6750 E. Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
602-463-4081 cell  
480-385-2753 direct  
480-385-2757 fax  
[mh@berryriddell.com](mailto:mh@berryriddell.com)

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**Michele Hammond**

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**Subject:** FW: 17-014, 3rd Ave & Scottsdale Rd. -Abandonment  
**Attachments:** Winfield - Air Rights and Subterranean Rights Graphic.pdf; 17-014 Alley Abandonment Description Revised 7-25-17 (1).pdf; SECTION.PDF; 17-014 Subterranean Easement Revised 8-14-17.pdf; 17-014 Air Rights Easement Revised 8-14-17.pdf; DESCO Plans 08.08.17.pdf

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**From:** Michele Hammond  
**Sent:** Monday, August 14, 2017 6:26 PM  
**To:** 'AZ Joint Use (CCI-Phoenix)' <AZ.JointUse@cox.com>  
**Subject:** RE: 17-014, 3rd Ave & Scottsdale Rd. -Abandonment

Dear Zach:

I wanted to follow up on previous correspondence from our office regarding the alley abandonment for the property located at 4221 N. Scottsdale Road for the Winfield Hotel and Residences. We received our first round of City comments and they asked that we reach back out to you to inform you of the air rights and subterranean rights we are asking for in addition to the alley abandonment request. For reference, I am providing legal descriptions, a section, and site plan/floor plans with this email. I also included a context graphic with the requested easements delineated. Please feel free to reach out to me with any questions you may have. We understand that a new PUE will need to be reserved and/or the relocation of certain utilities may need to occur with the redevelopment of this site. We are at the beginning zoning stage of this entitlement process and plan to continue our coordination efforts with you throughout this process. We just need your initial feedback on the proposed request.

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*Michele Hammond*

Principal Planner  
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6750 E. Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
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480-385-2753 direct  
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[mh@berryriddell.com](mailto:mh@berryriddell.com)

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**From:** AZ Joint Use (CCI-Phoenix) [<mailto:AZ.JointUse@cox.com>]  
**Sent:** Tuesday, April 25, 2017 1:59 PM



SW Gas

**Michele Hammond**

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**Subject:** FW: Abandonment - Winfield Hotel & Residences  
**Attachments:** Winfield - Air Rights and Subterranean Rights Graphic.pdf; 17-014 Alley Abandonment Description Revised 7-25-17 (1).pdf; SECTION.PDF; 17-014 Subterranean Easement Revised 8-14-17.pdf; 17-014 Air Rights Easement Revised 8-14-17.pdf; DESCO Plans 08.08.17.pdf

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**From:** Michele Hammond  
**Sent:** Monday, August 14, 2017 6:23 PM  
**To:** 'CAZ-ROWRequest' <CAZ-ROWRequest@swgas.com>  
**Subject:** RE: Abandonment - Winfield Hotel & Residences

Good afternoon:

I wanted to follow up on previous correspondence from our office regarding the alley abandonment for the property located at 4221 N. Scottsdale Road for the Winfield Hotel and Residences. We received our first round of City comments and they asked that we reach back out to you to inform you of the air rights and subterranean rights we are asking for in addition to the alley abandonment request. For reference, I am providing legal descriptions, a section, and site plan/floor plans with this email. I also included a context graphic with the requested easements delineated. Please feel free to reach out to me with any questions you may have. We understand that utility easements may still need to be reserved and/or the relocation of certain utilities may need to occur with the redevelopment of this site. We are at the beginning zoning stage of this entitlement process and plan to continue our coordination efforts with you throughout this process. We just need your initial feedback on the proposed request.

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Please respond with your feedback based on the attached graphics. Thanks!

*Michele Hammond*

Principal Planner  
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April 11, 2018

John Berry  
Berry Riddell  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

Re:

7-ZN-2017, 1-II-2017 & 3-AB-2017  
Winfield Hotel & Residences

Dear John Berry,

This is to advise you that the case referenced above was approved at the April 10, 2018 City Council meeting. The ordinance and resolutions may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>.

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-2258.

Sincerely,

Bryan Cluff  
Senior Planner





## Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 4-28-2017  
Contact Name: MICHELE HAMMOND  
Firm Name: BERRY RIDDELL  
Address: 6750 E. CAMELBACK RD #100  
City, State, Zip: SCOTTSDALE, AZ 85251

RE: Application Accepted for Review.

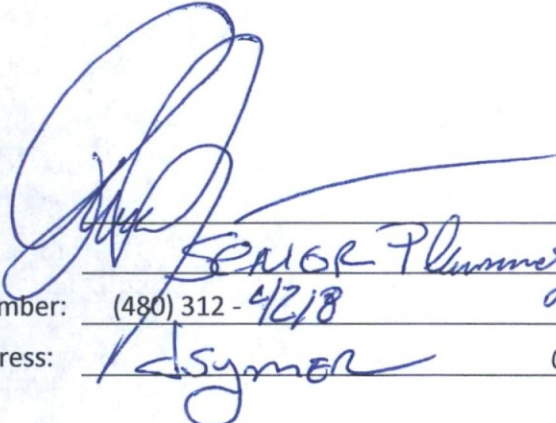
993 - PA - 2016 AB AND ZN

Dear MICHELE HAMMOND:

It has been determined that your Development Application for WINFIELD HOTEL + RESIDENCES 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: \_\_\_\_\_  
Title: SENIOR Planner  
Phone Number: (480) 312 - 4218  
Email Address: msymer @ScottsdaleAZ.gov

3-AB-2017  
4/28/2017

## Ruenger, Jeffrey

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**From:** Symer, Daniel  
**Sent:** Wednesday, November 01, 2017 11:53 AM  
**To:** Cluff, Bryan; Ruenger, Jeffrey  
**Subject:** 3-AB-2017 Winfield Scott Hotel Alley Abandonment.

### Message to File

Pursuant to the discussion with Paul Basha and Randy Grant, 09/18/2017, Transportation will not oppose the abandonment of the alley provided that access is maintained through the alley abandonment area and the property owner shall maintain the alley. As previously discussed, these will be maintained by the owner. Also, as previously discussed, after conferring with the City Attorney's office (Joe Padilla and Margret Wilson), Real Estate – Martha West, and Dan Worth (1/19/2017) we were directed that it was would in the best interest of the City for the City abandon the alley right-of-way and retain a access easement over the alley ROW since otherwise we would be giving developer almost 100 percent usage of the property for underground and aerial encroachments, and maintaining liability, maintenance, etc. DSy 09/19/2017 and 10/13/2017.

Bryan or Jeff,

Paul requested put the above written note in the file for 3-AB-2017. Will you please put this in the CD Folder and the case folder.

Dan Symer, AICP  
Senior Planner  
City of Scottsdale  
Planning and Development Services Division  
Current Planning Services  
480-312-4218  
[dsymer@scottsdaleaz.gov](mailto:dsymer@scottsdaleaz.gov)

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