



Correspondence Between Staff and Applicant

Approval Letter



June 3, 2019

Jesus Murillo
City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ 85281

RE: 10-UP-2018 – Phoenix Herpetological Sanctuary Stipulation Response Letter

Dear Mr. Murillo:

The following is our responses to the stipulations regarding case number 10-UP-2018. This letter serves as an update to the conditional use permit approval to ensure we are meeting the time lines outlined in the specific stipulations. The responses below and the submittals made to the City of Scottsdale on June 3rd, 2019 serve as meeting those time lines. As for the fire safety stipulations, we met with the City Manager and Fire Chief on May 30, 2019 to outline the time line in which we will submit plans to meet the fire safety specific stipulations. We respectfully request a 30-45 day extension to meet those deadlines. Thank you for your consideration regarding this important matter.

GOVERNANCE

1. **APPLICABILITY AND PROCESS.** Conditional Use Permit project site plan shall meet City of Scottsdale: Zoning Ordinance, Design Standards and Policies Manual, Building Code, Fire Code, and all other applicable development requirements.

Response: So noted.

2. **APPLICABILITY AND PROCESS.** Conditional Use Permit project site plan is contingent on the approval of associated Hardship Exemption case, 3-HE-2018, Special Exception case, 1-SX-2018.

Response: Since the hardship and special exception cases were approved, minimal changes to the site plan internally are necessary. The application for the right-of-way (ROW) abandonment, plat to create a tract along the south property line and NAOS release and dedication documents will allow the final site plan to

3. **APPLICABILITY AND PROCESS.** Conditional Use Permit project site plan approval is contingent on the approval of future associated cases, yet to be submitted: abandonment case, final plat case, wash modification case. Site plan may also be required to be updated to meet any ordinance and policy requirements not identified in the above-mentioned cases, and any stipulations approved through future required cases.

Response: The ROW abandonment case, plat, wash modification and NAOS release and dedication documents are a part of the submittal dated June 3, 2019.

4. **CONFORMANCE TO DEVELOPMENT REQUIREMENTS.** The owner shall submit final plans for review and permit of all structures that meet the permitting process requirements. Final plans shall be submitted for review, and/or permitting, within ninety (90) days of the approval of the Conditional Use Permit. The owner shall bring all structures into code and ordinance compliance within ninety



(90) days of permit issuance. The site shall be updated to conform to the decision provided for all the applicable cases.

Response: By submitting on June 3, 2019, we are within the 90-day window of the March 5, 2019 City Council approval of the Conditional Use Permit.

5. CONFORMANCE TO THE 2015 FIRE/BUILDING CODE. Within ninety (90) days of the approval of the Conditional Use Permit, the Owner shall be required to submit building/fire permits on qualifying structures. Within ninety (90) days of the of the permit issuance the owner shall:
 - a. The installed fire sprinkler systems will be required to have off site third-party monitoring of all control valves and flow valves,
 - b. The Reptile building is required to have at least one swinging door as an exit door. Roll up doors are not allowed to be the only means of exiting a structure.
 - c. Fire extinguishers are required to be properly mounted and have visible yearly inspection tags from a third-party company, and
 - d. The use of extension cords for permanent wiring and the practice of “daisy chaining” power strips to each other is not permitted.

Response: The Herpetological Society contacted Southwest Integrated Solutions on March 15, 2019 after the approval of the conditional use permit. Since that date, the fire company and the Herpetological Society have been working on plan designs, logistics from the water line in the streets and other issues. A meeting with the City Manager and Fire Chief was held on May 30, 2019. At that meeting, it was understood that the Herpetological Society was working on meeting the fire safety stipulations 5 through 8. Please consider this letter an official request for a time extension in meeting stipulations 5 through 8. It is our intention to be submitting the plans necessary to meet these stipulations in approximately 30-45 days.

6. CONFORMANCE TO THE 2015 FIRE/BUILDING CODE. Within ninety (90) days of the permitting of the above-mentioned cases, the Owner shall be required to provide NFPA 13 compliant fire sprinkler systems are required to be installed in:
 - a. The Reptile building at the front of the property.
 - b. The Venomous snake building to the rear of the property including the attached north portion used for storage and animal housing during cold months.

Response: See response to stipulation #5 above.

7. CONFORMANCE TO THE 2015 FIRE/BUILDING CODE. Within ninety (90) days of the of the approval of the Conditional Use Permit, the owner shall submit building/fire construction drawings that demonstrate minimum building and fire code compliance for Architectural building plans Fire sprinkler plans, Fire alarm(s) plans, access control plans. All plans shall be provided and sealed by a professional registrant. Within ninety (90) days of permit issuance, the owner shall improve the structures to meet minimum building and fire code compliance.

Response: See response to stipulation #5 above.

8. ADDITIONAL REQUIREMENTS OF THE 2015 FIRE CODE - ACCESS. Within one-hundred and twenty (120) days of the approval of the Conditional Use Permit, the Owner shall be required to provide plans to meet all required fire-access requirements. Within one-hundred and eighty (180) days (90)



days of the permit issuance, the owner shall implement those items identified in the fire access plans, and shall:

- a. Demonstrate Hydrant spacing, existing and proposed (Fire Ordinance 4283, 507.5.1.2),
- b. Provide “key switch/pre-emption sensor” required for commercial/Multi-family/Gated communities (Fire Ordinance 4283, 503.6.).

Response: See response to stipulation #5.

SITE DESIGN

9. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Graham Surveying and Engineering, Inc. and with the city staff date of 11-01-2018, attached as Exhibit A to Attachment 2. Within two-hundred and forty (240) days of the approval of the Conditional Use Permit, the development Conceptual site plan shall be updated to conform to the decision provided from all the applicable/associated cases. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

Response: So noted.

10. CONFORMANCE TO CONCEPTUAL NATURAL AREA OPEN SPACE (NAOS) PLAN. Development shall conform with the conceptual NAOS plan submitted by Graham Surveying and Engineering, Inc. and with the city staff date of 11-01-2018, attached as Exhibit B to Attachment 2. Within ninety (90) days of the of the approval of the Conditional Use Permit, the applicant shall submit to the One-Stop-Shop a NAOS Enhancement application, and a revegetation plan, for review and approval of NAOS revegetation areas. Within two-hundred and forty days (240), the owner shall revegetate the dedicated NAOS areas to a natural state, as per ordinance. Any proposed significant change to the conceptual Natural Area Open Space plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

Response: A revised NAOS plan was submitted on June 3, 2019. A map of release and dedication will be included with this submittal. The NAOS plan is predicated on the approval of the ROW abandonment application.

11. CONFORMANCE TO CONCEPTUAL PARKING AND REFUSE PLAN. Development shall conform with the conceptual Parking and Refuse plan submitted by Graham Surveying and Engineering, Inc. and with the city staff date of 11-01-2018, attached as Exhibit C to Attachment 2. Within ninety (90) days of the of the approval of the Conditional Use Permit, the development Parking and Refuse plan shall be updated to conform to the decision provided for all the applicable/associated cases. Within two-hundred and forty days (240), the owner shall implement the improvements identified in the parking and refuse plan. Any proposed significant change to the conceptual Parking and Refuse plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

Response: A revised parking and refuse plan was submitted on June 3, 2019. Included was floor plan and floor plan worksheet to correspond to the required parking.

12. CONFORMANCE TO CONCEPTUAL FLOOR PLAN AND FLOOR PLAN WORKSHEET PLAN. Development shall conform with the conceptual Floor Plan and Floor Plan Worksheet plan submitted by Graham Surveying and Engineering, Inc. and with the city staff date of 11-01-2018, attached as Exhibit D to



Attachment 2. Within one-hundred and twenty (120) days of the of the approval of the Conditional Use Permit, the development Floor Plan and Floor Plan Worksheet plan shall be updated to conform to the decision provided for all the applicable/associated cases. Within two-hundred and forty days (240), the owner shall implement the improvements identified in Floor Plan and Floor Plan worksheet. Any proposed significant change to the conceptual Floor Plan and Floor Plan worksheet as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

Respond: A floor plan and floor plan worksheet was submitted on June 3, 2019.

13. CONFORMANCE TO CONCEPTUAL VEHICULAR AND CIRCULATION PLAN. Development shall conform with the conceptual Vehicular and Circulation plan submitted by Graham Surveying and Engineering, Inc. and with the city staff date of 11-01-2018, attached as Exhibit E to Attachment 2. Within one-hundred and twenty (120) days of the of the approval of the Conditional Use Permit, the development Vehicular and Circulation plan shall be submitted for final plan review and show to conform to the decision provided for all the applicable/associated cases. Within two-hundred and forty days (240), the owner shall implement the improvements identified in the Vehicular and Circulation plan. Any proposed significant change to the Vehicular and Circulation plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

Response: A Vehicular and Circulation plan was submitted on June 3, 2019.

14. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance.

Response: So noted.

15. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed/existing alteration to the natural state of watercourses with a peak flow rate of 50 cfs or greater, based on the 100 year – 2-hour rain event, shall be subject to Wash Modification application review.

Response: A wash modification application was submitted on June 3, 2019.

16. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be twelve (12) feet above the adjacent finished grade.

Response: So noted.

17. OUTDOOR LIGHTING: The maximum height of any outdoor lighting source shall be twelve (12) feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

Response: So noted.

INFRASTRUCTURE AND DEDICATIONS

18. CIRCULATION IMPROVEMENTS. Within ninety (90) days of the of the approval of the Conditional Use Permit, the owner shall provide a dust proof parking surface in the parking lot and N. 78th Street between E. Antioch and E Dynamite Boulevard (to be applied on a quarterly schedule).

Response: The numerous spring rain events have kept the dust down on 78th Street. The Herpetological Society is in the process of applying an acceptable dust palliative. They are working with Earthcare Consultants LLC, which is a firm recommended by the City's Street



Operations Department and works with other CUP's in Scottsdale for similar dust control requirements.

19. CIRCULATION IMPROVEMENTS. Within ninety (90) days of the of the approval of the Conditional Use Permit, the owner shall clear the trees, brush, bushes, objects from the E. Antioch Way, right-of-way, located along the southern boundary of the site.

Response: Antioch Way has been cleared of any debris. Since there is an abandonment request in front of Antioch Way along the property's south boundary, there will be no removal of trees, bushes, etc.

20. CIRCULATION IMPROVEMENTS. Within ninety (90) days of the approval of the Conditional Use Permit, the owner shall relocate the refuse container to be on the property; not to be located within right-of-way. Refuse enclosure must be per COS Standard Detail 2146-1 with enclosure walls and concrete apron.

Response: The refuse container will be moved within the fence line of the southeast corner of the property as discussed throughout the CUP process.

21. CIRCULATION IMPROVEMENTS. Within one-hundred and eighty (180) days of the of the approval of the Conditional Use Permit, the owner shall provide ADA circulation, such as:

- a. Provide the location of the accessible parking, and show conformance with DSPM Section 2-1.305 and 12-1.206,
- b. Provide and identify the accessible route to the facility.

Response: A Vehicular and Circulation plan was submitted on June 3, 2019.

22. CIRCULATION IMPROVEMENTS. Within ninety (120) days of the of the approval of the Conditional Use Permit, the owner shall identify conformance for all bus transportation and loading requirements as per DSPM Section 12-1.207. All bus loading areas shall comply with Section 209 and 503 of the ADA Standards.

Response: The Vehicular and Circulation plan submitted on June 3, 2019 depicts the bus drop-off area for students. Any students with a disability will be made a special accommodation by the Herpetological Society to ensure safe access in compliance with ADA standards.

23. STORMWATER VIOLATION AT NORTHWEST CORNER OF PROPERTY. The development parcel includes an unpermitted regrading and improvement of the formerly natural wash located at the northwest corner of the site. Within ninety (90) days of the of the approval of the Conditional Use Permit, the owner will need to submit information as needed to illustrate compliance of the improvements with stormwater regulations. The information will include a final grading and drainage plan that shows pre-existing grades and currently existing grades and improvements along with a final drainage report and hydraulic analysis in support of the proposed improvements. Depending on the results of the analysis, remedial measures to the existing improvements and grading to illustrate compliance with stormwater regulations may be required. The stormwater violation will need to be rectified within 180 days of the approval of the conditional use permit or prior to the issuance of permits on the site.

Response: A grading and drainage plan and drainage report was submitted on June 3, 2019.



24. WASH MODIFICATION. Within ninety (90) days of the approval of the Conditional Use Permit, the owner will need to submit a wash modification application for the wash located at the northwest corner of the site which is the subject of the stormwater violation. This wash has an approximate 100-year flow rate of 125 cubic feet per second.

Response: A wash modification request was submitted on June 3, 2019.

25. PRELIMINARY DRAINAGE REPORT AND PRELIMINARY GRADING AND DRAINAGE PLAN. The applicant did not provide the required preliminary drainage report and preliminary grading and drainage plan for City review as part of the case submittals for the conditional use permit. As part of final plans the applicant shall provide a final drainage report prepared and sealed by a registered civil engineer that complies with Sec. 4-1.501 part B, and Appendix 4-1A Minimum standards for drainage reports as contained in the DSPM. The project will also need to provide a final grading and drainage plan that complies with the requirements contained in the DSPM. In the required drainage report, the applicant shall address the items listed below. This listing below shall not be considered a comprehensive listing of drainage requirements affecting the development. The final grading and drainage plan will be used in conjunction with the final drainage report to evaluate the project and evaluate and illustrate project compliance with stormwater regulations:

- a. Determine off-site 100-year flows affecting the development site and how they will be safely conveyed through the site from their point of historical entry to their point of historical exit. The final results of the Pinnacle Peak West Area Drainage Master Study may be used in this case for off-site hydrologic analysis subject to city requirements or the applicant may provide his own analysis. The applicant will need to illustrate how this is accomplished without adversely affecting adjacent properties.
- b. Determine and evaluate the safety of floor elevations for unpermitted habitable structures based on on-site and off-site flows.
- c. Provide an analysis of increases in stormwater runoff from the proposed development and provide stormwater storage facilities to mitigate increases if warranted based on the evaluation. If stormwater storage facilities are required, a detailed hydraulic analysis will be required as provided in the DSPM.
- d. Illustrate how the City's first flush stormwater quality requirements are being addressed.
- e. Provide information and an analysis of the on-site stormwater conveyance system for the development.

Response: A drainage report was submitted on June 3, 2019.

26. BASIS OF DESIGN REPORT (WATER and WASTEWATER). Within ninety (90) days of the approval of the Conditional Use Permit, the owner shall submit Water and Sewer Basis of Design Reports for review and acceptance by City of Scottsdale Water Resources Department prior to the submittal of improvement plans. The Water Basis of Design report shall be in conformance with Design Standards and Policies Manual's Sections 6-1.200, 6-1.201 & 6-1.202. In the required reports, the owner shall address:
- a. The proposed site plan identifies the Phoenix Herpetological Society as not being only a single-family residential use. Based on the site plan, the site qualifies as a "commercial" property. Water usage data (10,000+ gpd avg/day; 48.6+ gpm peak hour) shows and confirms that the current $\frac{3}{4}$ " water meter is undersized as outlined in DSPM Section 6-1.416 (Figure 6-1.4).



Commercial uses require reduced pressure backflow prevention devices next to the meter in accordance with DSPM Section 6-1.417.

- b. As per the proposed site plan, a dedicated fire line (NFPA) will be required. The owner shall coordinate with fire department on the fire line size, fire flow requirements, and required Code sections.
- c. Prior to the issuance of any permit, the redlined preliminary water and wastewater reports must be corrected technically and include a conceptual layout of the proposed infrastructure. Include a comparative demand analysis of the existing land use to the proposed land use and that impact on the adjacent water/sewer infrastructure.
- d. Final water and sewer basis of design reports must be accepted by Water Resources prior to the issuance of any building permit by the One-Stop Shop (DSPM Sec. 6-1.200 and 7-1.200).
- e. All onsite sewer works to be privately owned, operated and maintained compliant with AZ Administrative Code Title 18, Chapter 9.
- f. Engineer to verify the needed fire flow demand with the Scottsdale Fire Department.
- g. Within 90 days of approval of the Conditional Use Permit, the owner shall demonstrate septic system sizing and location meet all County Commercial requirements with County approval number.

Response: All of the above water stipulations will be addressed in the fire sprinkler plans and reports as part of the requirements for meeting fire safety and sprinkler stipulations.

27. EASEMENTS.

- a. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.

Response: So noted.

28. CONSTRUCTION COMPLETED. Before any building permit/Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

Response: So noted.

If you have any questions regarding these responses, please do not hesitate to contact me at (602) 452-2729, or by email at kajones@tblaw.com.

Sincerely,

Kurt Jones, AICP



October 18, 2019

Jesus Murillo, Senior Planner
7447 E. Indian School Road
Scottsdale, AZ 85281

RE: 6-AB-2019
Phoenix Herpetological Sanctuary
997V0 (Key Code)

Dear Mr. Murillo:

The following are our responses to the City's first review comments on our proposed abandonment application:

Application:

1. The provided narrative is for the request of a Conditional Use Permit (CUP) application. Please update the project narrative to identify the specific request of the abandonment application.

Response: Provided.

2. The abandonment application submittal included three "utility contact letters" and a citizen involvement report for a previously approved CUP case. Please provide the new neighborhood report (Ordinance Sec. 1.305) with the resubmittal. With the project resubmittal, please provide letters from CenturyLink and Southwest Gas; and please also provide an updated public participation report including notification conducted for this abandonment request.

Response: The utility companies were sent to Centurylink and Southwest Gas. Engineer is following up with utility companies.

3. Please update the case project narrative to provide an appraisal, executed by an officially registered party, to provide an appropriate consideration for the proposed abandonment areas (ARS Section 28-7208). Please update the project narrative to demonstrate how proposed abandonment request will satisfy the requirements and process (ARS 28-7208).

Response: No appraisal will be submitted with this project. As discussed in the August 15, 2019, City Managers meeting, this comment does not need to be addressed.

Circulation:

4. Staff supports the abandonment of eight (8) feet of General Land Office Patent Easement (GLO), and five (5) feet of fee simple right-of-way along N. 78th Street.

Response: The resubmittal will comply with this comment.

5. The City's Local Area Infrastructure Plan (LAIPs) identifies E. Antioch as a through-street requirement at this location to complete the street system (LAIPs Desert Foothills Area 9A). Staff supports the abandonment of eight (8) feet of GLO, and five (5) feet of fee simple right-of-way along E. Antioch Way, along the frontage of the subject site (DSPM Section 5-3.109; 2008 Transportation Master Plan, Street Policy Section 13.0).



- a. **OPTION:** A complete abandonment of E. Antioch Way would create a dead-end for this portion of the street system (DSPM Chapter 5). This type of request would require a cul-de-sac for refuse connection and emergency vehicles. Refuse cannot be collected on a dead-end street

Response: The resubmittal will comply with this comment

6. The City will reserve, and the owner will likely be required to dedicate, a twenty-foot (20-ft) Waterline Easement (WLE) along the property's southern boundary; located on along E. Antioch Way frontage (DSPM Sections 6-1.402 and 7-1.412). Please update the project site plan to identify this easement.

Response: So noted

7. The City will reserve, and the owner will likely be required to dedicate, an eight-foot (8-ft) Public Utility Easement (PUE) along the property's western boundary; located on along N. 78th Street frontage (DSPM Sections 6-1.402 and 7-1.412). Please update the project site plan to identify this easement

Response: So noted

8. The City will reserve, and the owner will likely be required to dedicate, a Sight Distance Easement (SDE) along the property's southwestern boundary; located on northeast corner of the E. Antioch Way and N. 78th Street intersection (DSPM Section 5-3.123; Fig. 5-3.27). Please update the project site plan to identify this easement.

Response: So noted

Fire:

9. Please update the project site plan to provide Emergency and Service Access Easement and identify the access roads extending to within 300' of all portions of the building (Fire Ordinance Section 4283 503.1.1).

Response: As discussed in the August 15, 2019, City Managers meeting, this comment does not need to be addressed.

10. Please update the project site plan to demonstrate minimum Emergency and Service Access Easement and drive widths of twenty-four (24) feet (Fire Ordinance Section 4283 503.2.1)

Response: As discussed in the August 15, 2019, City Managers meeting, this comment does not need to be addressed.

11. Please update the project site plan to identify an unobstructed vertical clearance minimum of 13'6" (Fire Ordinance Section 4283, 503.2.1).

Response: As discussed in the August 15, 2019, City Managers meeting, this comment does not need to be addressed.

12. Please update the project site plan to identify the designated fire lanes for all Commercial / Multi-Family (twenty-four-foot (24-ft) minimum) (Fire Ordinance Section 4283, 503.3).

Response: As discussed in the August 15, 2019, City Managers meeting, this comment does not need to be addressed.



13. Please update the project site plan to identify “key switch/pre-emption sensor” required for commercial/Multi-family/gated communities (Fire Ordinance Section 4283, 503.6.1).

Response: The site plan shows this item.

14. Please update the project site plan to demonstrate hydrant spacing, existing and proposed (Fire Ordinance Section 4283, 507.5.1.2).

Response: As discussed in the August 15, 2019, City Managers meeting, this comment does not need to be addressed.

15. Please update the project site plan to demonstrate the location of the Fire Department Connection (Fire Ordinance 4283, 912).

Response: The FDC riser is located on the exterior of the building. Please refer to the fire sprinkler plans on a separate submittal tract.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While 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:

Site Design:

16. The proposed abandonment shall be contingent on the approval of a final plat to execute the proposed improvements and tracts as shown on the project site plan.

Response: So noted

17. The proposed abandonment shall be contingent on the release and rededication of easements and as shown on the project site plan.

Response: So noted

Fire:

18. Please update the project site plan to provide divided entrances, and drive-thru by-pass lanes shall be a minimum twenty-foot-wide (24-ft) (DSPM Section 2-1.303(2)).

Response: As discussed in the August 15, 2019, City Managers meeting, this comment does not need to be addressed.

19. Please update the project site plan to provide demonstrate fire lane surface will support 83,000 lbs. (GVW to include any bridge/culvert crossing) (DSPM Section 2-1.303(3)).

Response: As discussed in the August 15, 2019, City Managers meeting, this comment does not need to be addressed.

20. Please update the project site plan to demonstrate “commercial” turning radii (25' inner/49' outside/55' bucket swing) (DSPM Section 2-1.303(5)).

Response: As discussed in the August 15, 2019, City Managers meeting, this comment does not need to be addressed.

21. Please update the project site plan to provide turn-around for emergency vehicles at end of dead-end over 300' (DSPM Section 2-1.303(8)).



Response: As discussed in the August 15, 2019, City Managers meeting, this comment does not need to be addressed.

22. Please update the project site plan to demonstrate secondary access (DSPM Section 2-1.303(B)).

Response: As discussed in the August 15, 2019, City Managers meeting, this comment does not need to be addressed.

23. Please update the project site plan to demonstrate the location of the fire riser room (DSPM Section 6-1.504(1)).

Response: Shown on plan check 3303-19-1

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Engineering:

24. Please update abandonment application to identify the location of the refuse enclosure, provide documentation to support the size of the refuse enclosure for the site, and show the collection truck maneuverability.

Response: Enclosure is moving onto the property. See site plan. Collection truck maneuverability is not required per City Managers meeting on August 15, 2019.

25. **Please update abandonment application to provide the location of the septic system on the project site plan, and also provide the Maricopa County Environmental Services septic system permit number.

Response: Septic inspection has been submitted to the City.

Survey:

26. Please update abandonment application to provide the legal and description for the proposed abandonment area of the 33-foot GLO (G.L.O.P.E. #1221554), along N. 78th Street and E. Antioch Way. Legal descriptions and exhibits must support the abandonment request area. Please see Attachment "B" for Survey Department's redline comments.

Response: Please see revised exhibits

27. With the application resubmittal, please provide the legal and description for the proposed abandonment area of the fee-simple right-of-way, along E. Antioch Way. Legal descriptions and exhibits must support the abandonment request as per this review comment letter (see circulation comments above).

Response: Please see revised exhibits

Site Plan:



28. Please update the project site plan to provide the location of the water meter and backflow preventor.

Response: Shown on plan check 3303-19-1

Other:

29. Please update abandonment application to provide the "Owners Information Certificate."

Response: An updated application is included in the resubmittal.

30. Please update abandonment application to provide the "NFPA 13 Compliant" fire sprinkler system documentation.

Response: This comment was addressed in a separate fire sprinkler application and submittal.

If you have any questions or require additional information, please contact me at (602) 452-2729 or email at kajones@tblaw.com.

Sincerely,

Kurt Jones, AICP



**James R. Generoso, SR/WA
Land Agent II – Land Services**
P.O. Box 53933, MS 3286
Phoenix, AZ 85072
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602-540-5171 Cell
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May 21, 2019

Paul Sigston
Graham Surveying & Engineering Inc.
PO Box 1240
Cave Creek, AZ 85377

Via Email: psigston@grahamsande.com

Re: GLO Patent Easement Abandonment – Letter of No Objection
Maricopa County, Arizona APN #212-21-020A
28011 N. 78th Street, Scottsdale, AZ 85266

Dear Paul Sigston:

On behalf of Arizona Public Service (APS), I have reviewed your request for APS' consent to the abandonment of the thirty-three foot (33') wide patent easements on the southerly and westerly sides of the above-referenced property.

Based on a review of our records, the only APS facilities within the patent easements proposed for abandonment that are not covered by an existing APS easement are service lines to the existing residence. APS does not typically require easements for such service lines. Therefore APS has **no objection** to the abandonment of the patent easements on the southerly and westerly sides of the above-referenced property.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



James R. Generoso, SR/WA
Land Agent II



Sherry Wagner

Sr. Technician Right of Way
PAB 10W | P.O. Box 52025
Phoenix, AZ 85072-2025
P: (602) 236-3126 | F: (602) 236-8193
sherry.wagner@srpnet.com

May 22, 2019

Mr. Paul Sigston
Graham Surveying & Engineering
P. O. Box 1240
Carefree, AZ 85377

RE: GLO Abandonment 28011 N. 78 St

Dear Mr. Sigston:

Salt River Project has no objection to abandonment of the GLO Easement at 28011 N. 78th Street. This is in the Arizona Public Service serving area.

If you have any questions please feel free to contact me on 602-236-3126.

Sincerely,

Sherry Wagner

Sherry Wagner



May 30, 2019

Paul Sigston
Graham Surveying & Engineering
PO Box 1240
Carefree, AZ 85377

RE: Abandonment Request for 28011 N 78th St.

Mr. Sigston,

I have reviewed the abandonment request at 28011 N 78th St., 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
AZ.JointUse@cox.com
kenny.hensman@cox.com

