

December 1, 2020

To: Katie Posler, Planner
City of Scottsdale
kposler@scottsdaleaz.gov

***RE: 7-AB-2020
90th & Raintree GLO Abandonment 3703F (Key Code)***

Dear Katie: Below are the applicant team responses to the 1st Review Letter dated 8/25/2020.

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:

Real Estate, Martha West:

1. Please review and address the attached memo from Martha West regarding the evaluation of the submitted appraisal.

Response: Correspondence from Jim Thompson, City Manager, attached regarding the final valuation amount of \$150,062. The narrative has been updated accordingly.

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:

Planning, Katie Posler:

2. Please provide all utility companies sign off on the abandonment of the 3 GLOPEs. Below is a status update:
COS water: Approved.
SRP: Approved.
SWG: Provide an approval letter for the abandonment of 3 GLOPEs.

Response: See partial release document from SW Gas.

APS: Provide an approval letter for the abandonment of 3 GLOPEs with the condition of requiring a 30' APS easement along the southern boundary. The APS easement recording can be a condition of the resolution.

Response: Acknowledged by applicant and APS. Please add recordation of 30' APS easement to the resolution. Final coordination to occur with future development of the parcel.

COX: Their response didn't provide an approval, but showed they have utility lines within the 3 GLOPEs. Provide an approval letter for the abandonment of the 3 GLOPEs. If they need a private easement as well, they can state so and we can make the private easement recordation a condition of the resolution.

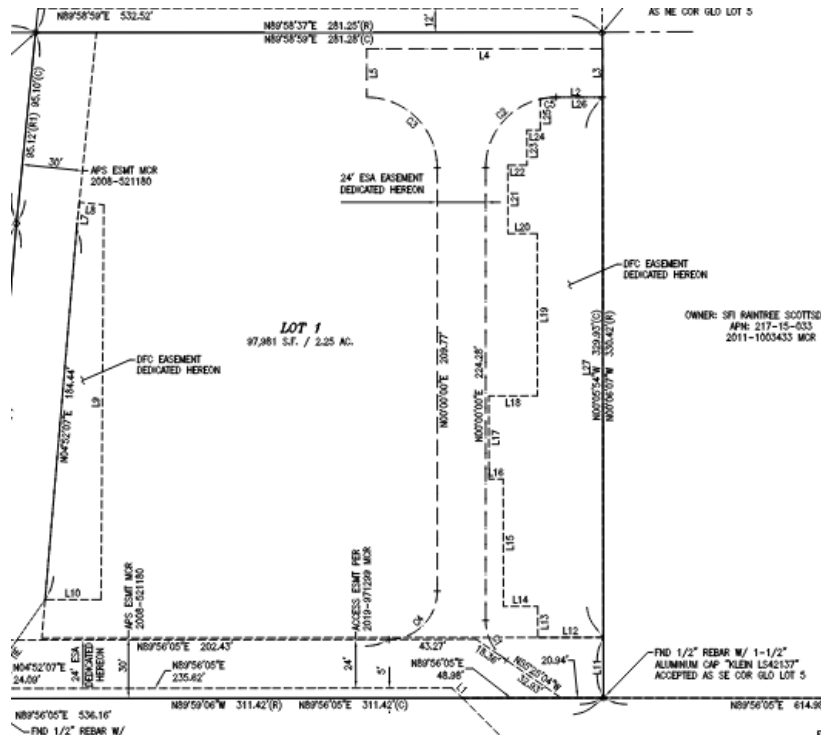
Response: See attached correspondence from COX supporting the GLO abandonment with conditions.

Century Link: Their response said they wanted to reserve an easement, but it is not clear where. Please have them clarify. They should have their own private easement dedication, which we can make a condition of the resolution.

Response: Emails sent to Kathryn Mendez at Century Link. See attached correspondence. Please provide a condition in the resolution that future development of the parcel will be required to dedicated necessary easements.

Engineering, David Gue:

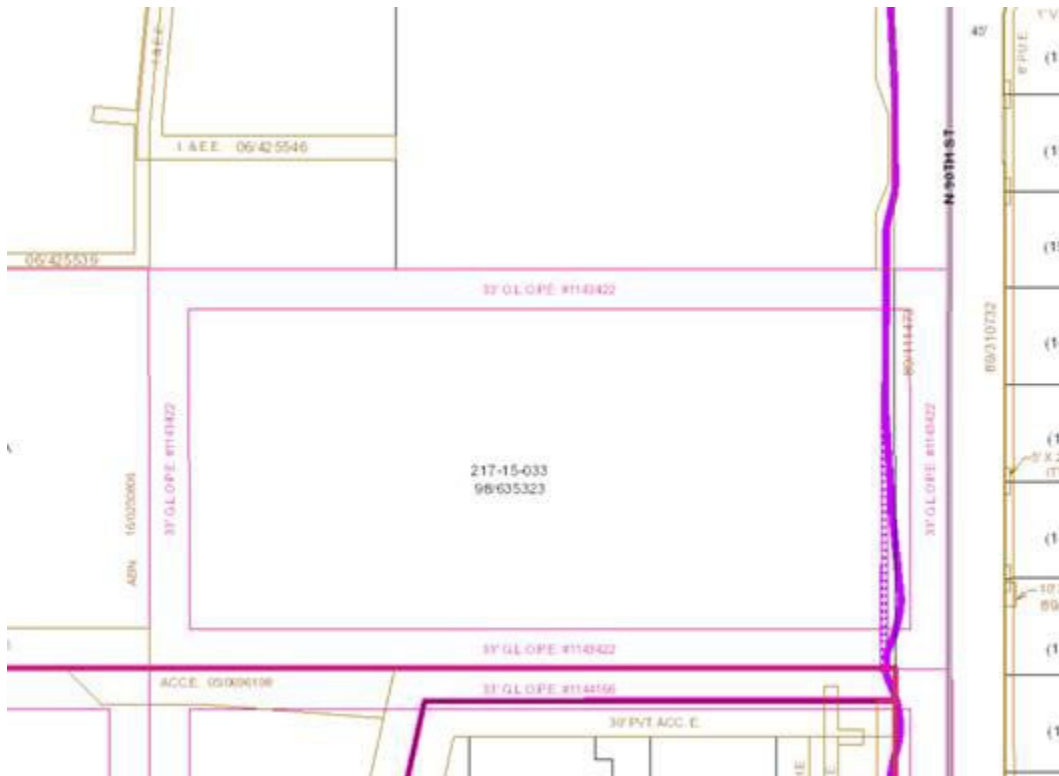
3. Please coordinate with the Map of Dedication for the parcel to the west which includes a new emergency and refuse access easement. Please dedicate a similar 25-foot wide emergency and refuse access easement. See associated transportation comments.



Response: Based on correspondence with our client and the adjacent storage facility developer, this joint access connection is still under consideration.

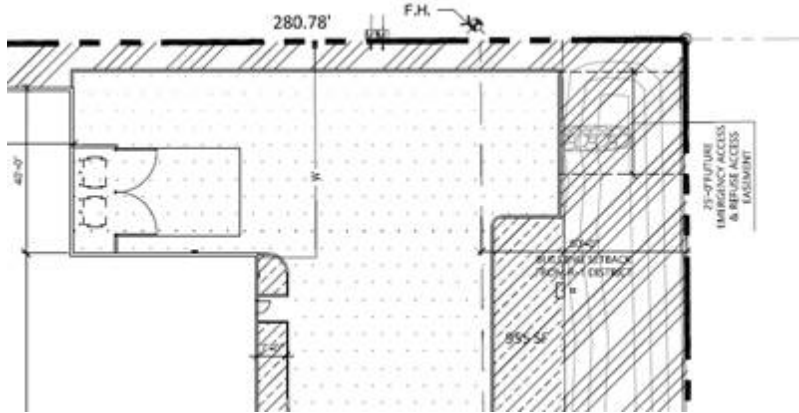
Transportation, Phil Kercher:

4. To sign off on the GLO abandonment, two easements are needed:
 - Dedicate a 15' wide PNMAE (Public Nonmotorized Access Easement) along 90th streetfrontage for public trail. Match dedication on adjacent properties per 2004 Trails Master Plan, Trail Network; DSPM Sec. 8-3.200, Trail Classifications, 8-3.203



Response: A 15' wide trail easement legal description and graphic are provided with the resubmittal.

- Dedicate a 25' wide emergency service easement that aligns with the neighboring site.



Response: Based on correspondence with our client and the adjacent storage facility developer, this joint access connection is still under consideration.

Please provide 8 ½ by 11 legals and graphics for these new easements with the resubmittal. The easements will be a condition of the resolution.

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:

Land Survey, Dwayne Haught:

5. Please review and address the attached land survey corrections on the legal and graphic.

Response: Revised GLO legal and graphic included with the resubmittal.

If you have any questions regarding the above responses, please do not hesitate to contact me.

Michele Hammond
Principal Planner
Berry Riddell

480-385-2753
mh@berryriddell.com

ATTACHMENT A
Resubmittal Checklist

7-AB-2020

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- Revised Appraisal/Compensation for Project
- GLOPE legal and graphic
- PNMAE legal and graphic
- Emergency and Refuse easement legal and graphic
- Utility Approval Letters

Resubmit online at: <https://eservices.scottsdaleaz.gov/bldgresources/PreApp/Login>

Case number: 7-AB-2020

Keycode: 3703F