

Carder Abandonment
7-AB-2021

Project Narrative

Prepared by:

Berry Riddell, LLC
6750 E. Camelback Road, Suite 100
Scottsdale, Arizona 85251
480-385-2753

Abandonment Request

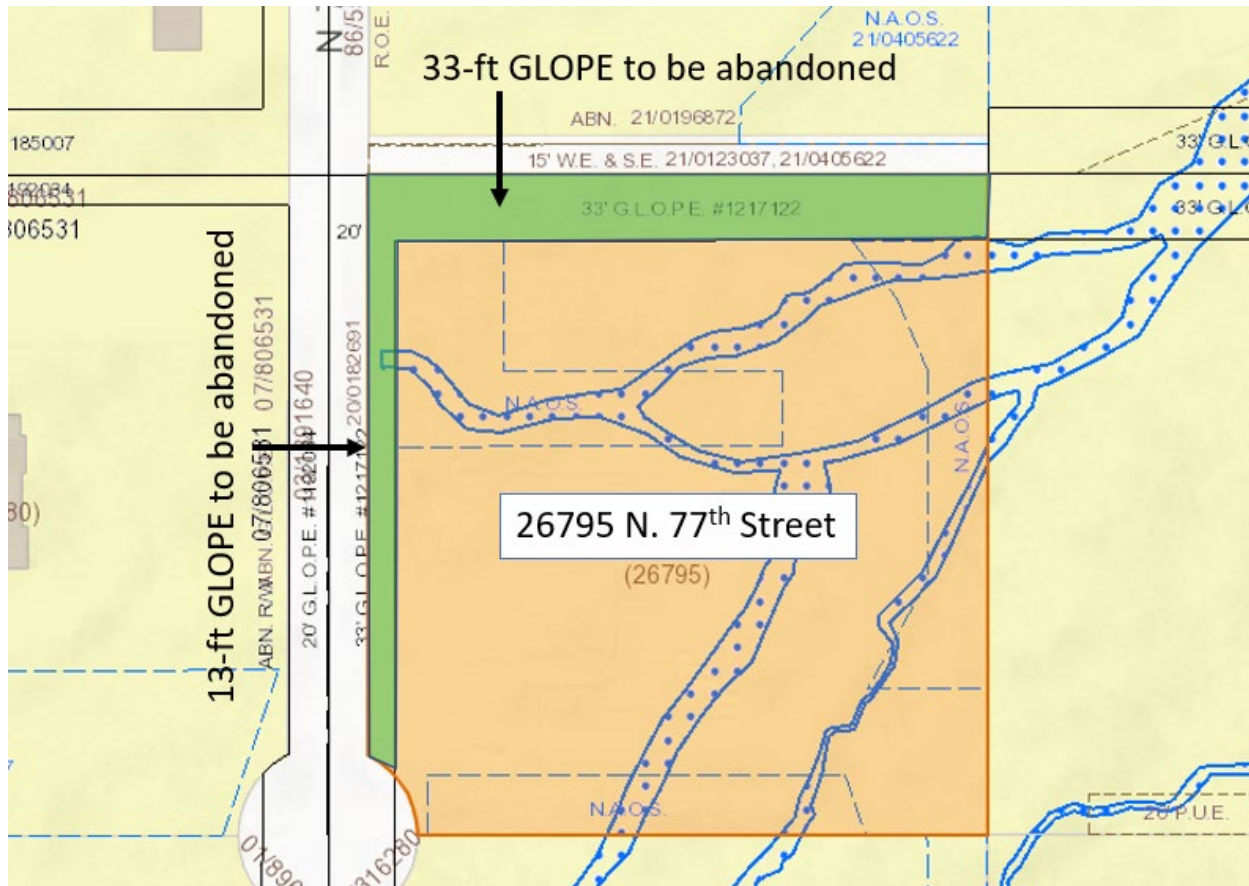
The request is for abandonment of a portion of the Government Land Office or "GLO" easements on a property located 26795 N. 77th Street (APN #212-22-053A).

The areas to be abandoned are depicted below.

- 13' wide portion of GLOPE along the west
- 33' GLOPE along the north

This abandonment request does not impact or change the current street system or traffic flow. If approved, the request will remove remnant, unused GLO easements on the developed single-family property. Utility companies have been contacted regarding the proposed abandonment (APS, Century Link, COS, Cox, SW Gas). Correspondence is included with the application documents. COS is requesting a 15-ft wide water/sewer easement to be dedicated along the northern boundary.

Areas to be Abandoned



Context Aerial



Consideration for the Abandonment

It has been determined as a result of the Arizona "gift clause" legislation that monetary consideration to the City is required for the abandonment of decayed right-of-way including GLO easements. Based on the City's established valuation factor for single family lots, the GLO areas are valued at \$0.50 per square foot. The total consideration amount minus the value of the water/sewer easement is \$5,852. A value of \$0.20/s.f. was factored for the offset of the water/sewer easement consistent with case 4-AB-2020.

- GLO: $13,656 \text{ s.f.} \times 0.50 = \$6,828$, MINUS water/sewer easement: $4,880 \text{ s.f.} \times 0.20 = \976
 - *Water/sewer: $4,661 \text{ s.f.} + 219 \text{ s.f.} = 4,880 \text{ s.f.}$*
- **Total: $\$6,828 - \$976 = \$5,852$**