

1/24/2022

RE: 7-AB-2021 Response Letter
Carder Abandonment
1992A (Key Code)

Dear Desirae: Please see the following **responses** to the 1st review letter dated 11/29/2021.

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:

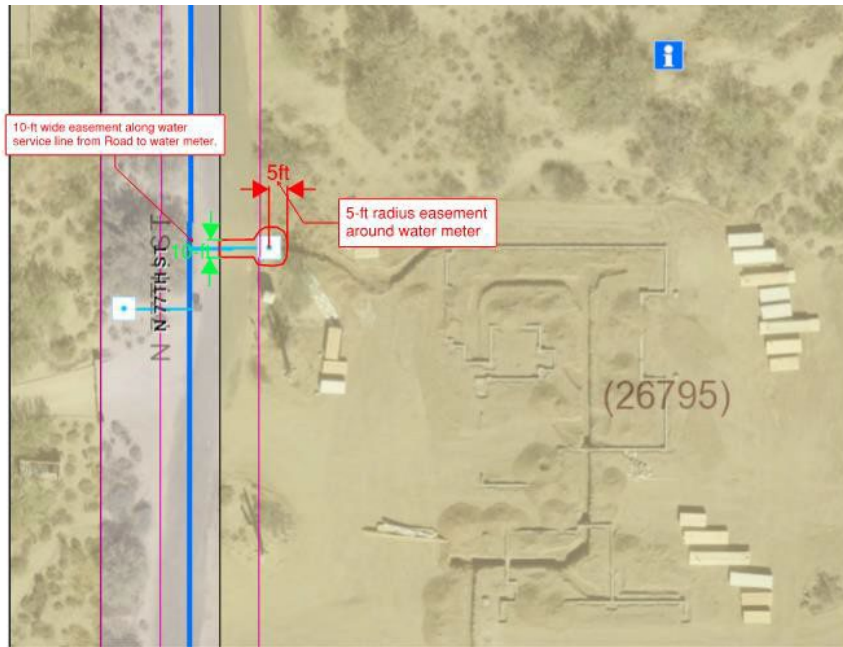
1. Please provide the utility response from Southwest Gas.

Response: Southwest Gas response received on 12/6/2021 and is included with the resubmittal.

Water and Wastewater:

Policy and Design Related Issues:

1. Abandoning 33-ft of GLOPE and dedicating a 15-ft of water and sewer easement along north property line is acceptable to Water Resources.
2. Abandoning 13-ft of GLOPE along west property line is acceptable to Water Resources. However, abandonment of 13-ft of GLOPE along west frontage would require relocation of the water meter at Owner's expense.
 - a. Owner has requested whether a dedication of additional easement for the water meter and service line would be acceptable with Water Resources:
 - i. Water Resources would require 10-ft wide water easement along water service line from N 77th St to existing water meter and 5-ft radius water easement around the water meter per screenshot below:



- ii. 7-AB-2021_1-Water_Sewer Easement_8-30-21 Exhibit does not reflect the water easement requested above in Section 3.a.i.

Response: See updated legal description with water meter area added to easement.

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:

Site:

2. Remove the hatching from the GLO abandonment on the site plan

Response: See updated legal description.

Other:

3. Update the narrative to reflect the correct square footage for water/sewer easement and show on the Legal.

Response: See updated narrative.

If you have any additional questions, please feel free to contact me.

Sincerely,

Michele Hammond