

January 5, 2023

To: City of Scottsdale
Planning and Development Department

From: Jorge Garré, P.E.
Argus Consulting, P.C.
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Re: 4-AB-2018#2
Sereno Canyon - Mariposa Grande Road Extension

Jesus,

Below are our responses in ***bold italic*** type to first review comments dated 11/17/22.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

Zoning:

1. Requested abandonment application shall require the recordation of a final plat modifying associated parcels 217-01-512 and 217-01-513 to complete the right-of-way layout.
Recordation of Final Plat for Sereno Canyon Phase 2AA will fulfill this request.
2. The project narrative states that the utility companies have been identified, but no response letters were provided. Please provide copies of the letters from all service providers (utility companies) in the next submittal identifying their comments on the proposed.

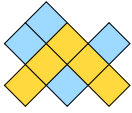
Responses from utility companies are provided along with this response letter.

3. Please provide a copy of the notification letter(s) that was/were mail to the surrounding property owners within 750 feet.

Notification letter can be found in the Citizen and Neighborhood Involvement Report that is provided along with this response letter.

4. Please submit a revised copy of the Citizen Review Report summary to include details of the most recent public outreach efforts, including any additional public comments that may have been received. (Zoning Ordinance, Sec. 1.305.C.2.b).

A Citizen and Neighborhood Involvement Report is provided along with this response letter.



Circulation:

5. Please update project narrative, and associated case materials, to acknowledge/identify that the Public Non-Motorized Access Easement (PNMAE) shall remain in place and shall not be modified with this abandonment request.

Narrative has been updated.

6. The trail alignment appears to extend outside of the trail easement. Please identify how the proposed trail alignment will be accommodated by new easement dedication.

Trail has been surveyed to obtain As-Built alignment. New trail easements will be dedicated in the final plat for Sereno Phase 2AA to cover as-built and any proposed realignments.

Water and Wastewater:

7. Please Update the project narrative and case materials to provide an exhibit identifying the proposed right-of-way abandonment. The water line proposed in associated case 6-MD-2022, more specifically in sheet titled "Improvement Plans Mariposa Grande Extension-R1," should identify the "existing" water and sewer lines within a minimum 20-foot Water and Sewer Line Easements (DSPM Sections 6-1.419 and 7-1.412). Update case materials to acknowledge the dedication of such an easement. Please identify to how access to water line will be maintained after right-of-way abandonment is executed.

A colored exhibit identifying the proposed right-of-way abandonment is currently provided within the project narrative. Existing water and sewer lines will be within Tract CCC, Tract EEE, and Tract FFF as depicted on Final Plat for Sereno Phase 2AA and Improvement Plans for Mariposa Grande Extension.

Real Estate Review:

8. Please update the project narrative to clearly identify the intent of the abandonment application. Please clearly identify the portions and area of the proposed abandon that are exist as fee-title or easement form, and the specific request for a valuation estimate. Please update the project narrative to identify any right-of-way (and the form of right-of-way) that shall be provided in relation to the abandonment request.

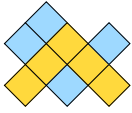
Project narrative currently identifies what portions and areas of proposed abandonment. A private roadway and utilities tract will be dedicated in relation to this abandonment which will provide access and services to Parcel 217-01-013.

Significant Policy Related Issues

Engineering:

9. The request shall require the dedication of a cul-de-sac at the terminus of N. 122nd Street alignment - where the existing N. 122nd Street, located to the north of the abandonment area, will end at the new E. Mariposa Grande Drive alignment (DSPM Chapters 2 and 5).

An Emergency and Service Access easement (ESA) is provided at requested location. Easement is dedicated in Final Plat for Sereno Phase 2AA.



10. The proposed abandonment and reconfiguration of easements shall be subject to replating of the Sereno Canyon street tract and platting of proposed subdivision (DSPM Chapter 3).

Final Plat Sereno Canyon Phase 2AA addresses this comment.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

Site:

11. Please update the provided site plan to include a data table to identify all affect parcels to provide the required amount of net lot area and Natural Area Open Space (NAOS) if abandonment is approved.

Site Plan has been updated to include requested information.

12. Please updated project narrative to acknowledge that any disturbed NAOS shall be revegetated to a natural state. Please provide Master NAOS plan for reference.

Master NAOS plan is provided along with this response letter for reference. Narrative was revised to include requested statement.

Please feel free to contact us with any further questions or concerns you may have regarding this submittal of the Sereno Canyon Phase 2AA Plat and E. Mariposa Grande Drive extension.

Sincerely,


Jorge Garré
Project Engineer