

August 28, 2023

To: City of Scottsdale
Planning and Development Department

From: Jorge Garré, P.E.
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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 second review comments dated 3/28/23.

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. Resubmittal included utility response letters. It appears as though some utility companies may be conducting additional review, please provide copies of the approval letters from all service providers (utility companies) in the next submittal.

Responses from utility companies are provided with this response and are final.

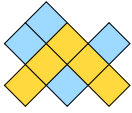
Circulation:

3. Please confirm that the Public Non-Motorized Access Easement (PNMAE) shall remain in place and shall not be modified with this abandonment request.

Confirmed.

4. 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 easement will be dedicated in the final plat for Sereno Phase 2AA to cover as-built and any proposed realignments.



Engineering:

5. Every residential parcel shall have street frontage (SRC Chapter 48). This abandonment is conditioned upon the replatting of APN 217-09-020C and 217-09-020B, into non-developable parcels else public ROW to these parcels need to be retained and added to so that they meet their land division code requirements (APNs 217-09-020C + 217-09-020B, may not be replatted into an existing subdivision that has not conformed to its platting obligations; i.e. dedication of booster pump site to the city of Scottsdale) Applicant to acknowledge accordingly.

Acknowledged.

Real Estate:

6. Please update project narrative to respond to Real Estate analysis and provided abandonment consideration amount.

Updated project narrative is provided along with this response letter.

Technical Corrections

Site:

7. 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 was updated per this request in our previous submittal. It is, however, included with this response for your reference. The required information is shown on a table located by the Site Plan right margin.

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

Statement regarding NAOS revegetation was included in the narrative with our previous response on this case. Master NAOS plan was also provided in our previous first review response letter.

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