



# 11-AB-2023

## Triple Wash Ranch

### Summary of the Modifications

#### 2nd Review

#### **Public Comments-**

- No public comments were received.

#### **Utility Service Providers-**

- APS, Cox, CenturyLink (Lumen), City of Scottsdale and SW Gas all expressed concerns with our request to release the existing Public Utility Easements (P.U.E.). As a result, we have removed the release of any P.U.E.'s from our application.
- Add the dedication of a new 25-foot P.U.E. in the place of the 25-foot right-of-way abandonment of the south half of Morning Vista Road along the north side of parcel 216-74-439.
- A revised outreach letter has been sent to all utilities and responses will be added to our application file as soon as they are received.

#### **Staff Comments-**

- The right-of-way abandonment and easement releases are being done via legal descriptions and dedications will be done via a new final plat. The legal descriptions provided in this 2nd submittal correctly reflect the preservation of the right-of-way on the west side of 114th Street at Morning Vista intersection.
- Legal descriptions with graphics for the right-of-way abandonment of Morning Vista and the easement releases and dedications will be done via a new final plat.
- The requested abandonment of the 25' Morning Vista right-of-way adjacent to parcels 216-74-005F & 217-74-436 will be replaced with the dedication of a 25' P.U.E. The existing 30' roadway and P.U.E. adjacent to parcel 217-74-005f is part of this request but a new 30' P.U.E will be dedicated in its place.
- The compensation information has been modified to remove the application of any credits for new dedications.