

Project Narrative

Morning Vista Road

11-AB-2023
December 2023
Revised August 2024

Abandonment Request

Request

This request is for approval of the abandonment of public right-of-way and release of Roadway and Public Utility Easements for the following-

- Abandon (Release) the 30' Roadway & Public Utility Easement on the north side of Morning Vista between 113th and 114th (MCR Book 197; Page 24).
- Abandon 25' Right-of-way (ROW) along the south side of Morning Vista from 112th to 114th (2002-1424246).
- Abandon (Release) 5' of the Roadway & Public Utility Easement on the west side of 114th between Via Dona to a point approximately 300' north of Morning Vista (MCR Book 197; Page 24).

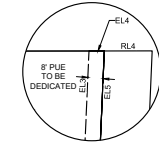
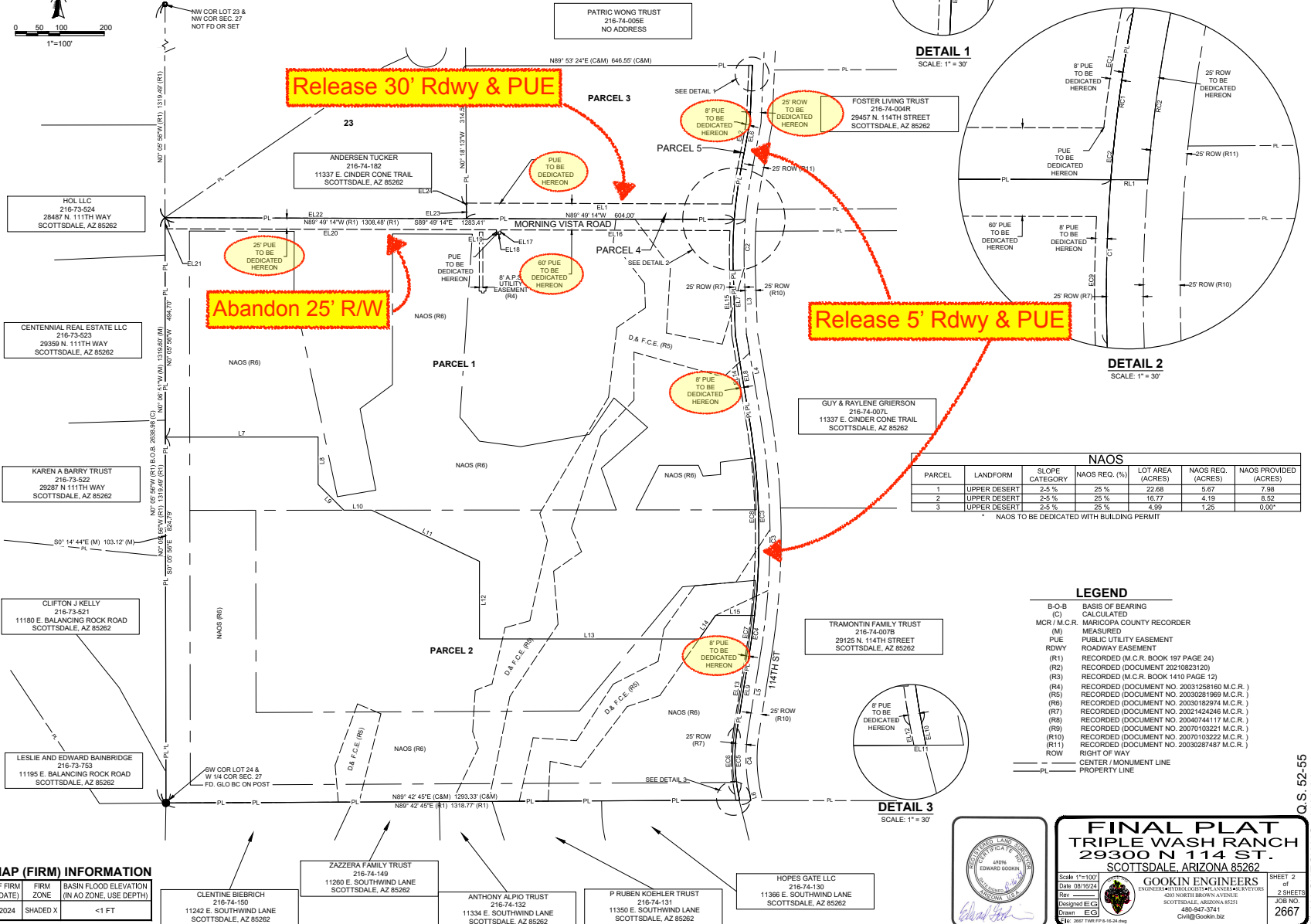
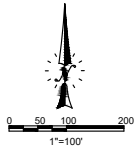
In connection with these requests, the following will be dedicated via a new Final Plat (Plan Check 4468-24) which has been submitted to accompany this application.

- Dedicate new 25' Public Utility Easement (PUE) on the south side of Morning Vista between 112th and 114th.
- Dedicate new 25' ROW on the west side of 114th for 300' north of Morning Vista.
- Dedicate an 8' Public Utility Easement (PUE) on the west side of 114th Street to replace the 5' of Roadway & Public Utility Easement released.
- Dedicate a new 35' Public Utility Easement on the south side of Parcel 3 (216-74-005F) to replace the 30' Roadway & Public Utility Easement being released.

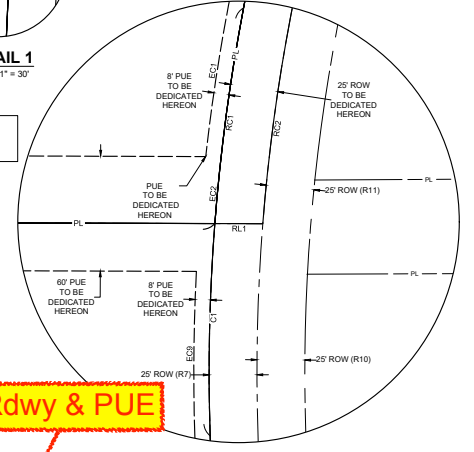
The exhibit on the next page generally illustrates our request.

FINAL PLAT

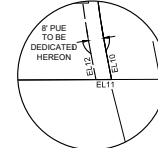
TRIPLE WASH RANCH
A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 EAST
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DETAIL 1
SCALE: 1" = 30'



DETAIL 2
SCALE: 1" = 30'



DETAIL 3
SCALE: 1" = 30'

NAOS						
PARCEL	LANDFORM	SLOPE CATEGORY	NAOS REQ. (%)	LOT AREA (ACRES)	NAOS REQ. (ACRES)	NAOS PROVIDED (ACRES)
1	UPPER DESERT	2-5 %	25 %	22.88	5.67	7.98
2	UPPER DESERT	2-5 %	25 %	18.77	4.19	8.52
3	UPPER DESERT	2-5 %	25 %	4.99	1.25	0.00*

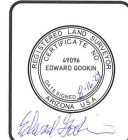
* NAOS TO BE DEDICATED WITH BUILDING PERMIT

- LEGEND**
- B-O-B BASIS OF BEARING
 - (C) CALCULATED
 - MCR/M.C.R. MARICOPA COUNTY RECORDER
 - (M) MEASURED
 - PUE PUBLIC UTILITY EASEMENT
 - RDWY ROADWAY EASEMENT
 - (R1) RECORDED (M.C.R. BOOK 197 PAGE 24)
 - (R2) RECORDED (DOCUMENT 20210823120)
 - (R3) RECORDED (M.C.R. BOOK 1410 PAGE 12)
 - (R4) RECORDED (DOCUMENT NO. 20031258160 M.C.R.)
 - (R5) RECORDED (DOCUMENT NO. 20030281869 M.C.R.)
 - (R6) RECORDED (DOCUMENT NO. 20030182974 M.C.R.)
 - (R7) RECORDED (DOCUMENT NO. 20021424246 M.C.R.)
 - (R8) RECORDED (DOCUMENT NO. 20040744117 M.C.R.)
 - (R9) RECORDED (DOCUMENT NO. 20070103221 M.C.R.)
 - (R10) RECORDED (DOCUMENT NO. 20070103222 M.C.R.)
 - (R11) RECORDED (DOCUMENT NO. 20030287487 M.C.R.)
 - ROW RIGHT OF WAY
 - CENTER / MONUMENT LINE
 - - - - - PROPERTY LINE

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASIN FLOOD ELEVATION (IN AO ZONE, USE DEPT#)
045012	0914	"M"	02/08/2024	SHADED X	<1 FT

- CLINTINE BIEBRICH 216-74-150 11242 E. SOUTHWIND LANE SCOTTSDALE, AZ 85262
- ZAZZERA FAMILY TRUST 216-74-149 11260 E. SOUTHWIND LANE SCOTTSDALE, AZ 85262
- ANTHONY ALPIO TRUST 216-74-132 11334 E. SOUTHWIND LANE SCOTTSDALE, AZ 85262
- P RUBEN KOEHLER TRUST 216-74-131 11350 E. SOUTHWIND LANE SCOTTSDALE, AZ 85262
- HOPES GATE LLC 216-74-130 11366 E. SOUTHWIND LANE SCOTTSDALE, AZ 85262



FINAL PLAT
TRIPLE WASH RANCH
29300 N 114 ST.
SCOTTSDALE, ARIZONA 85262

Scale: 1" = 100'
Date: 08/16/24
Drawn: EGI
Designed: EGI

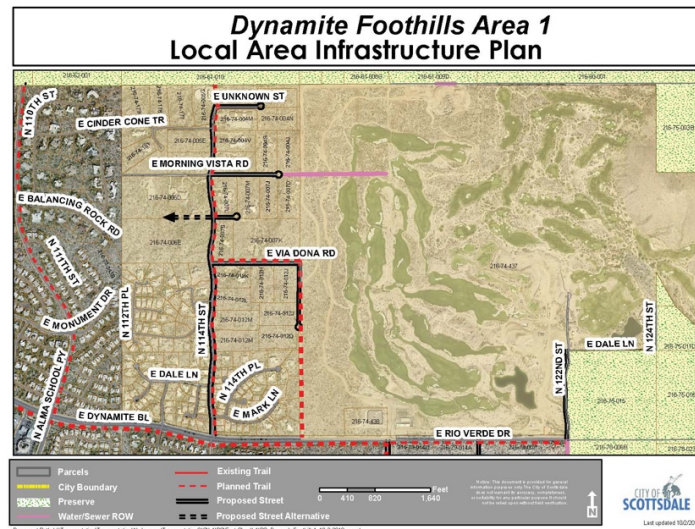
GOOKIN ENGINEERS
ENGINEERS • SURVEYORS • PLANNERS • ARCHITECTS
480-947-3741
COWI@Gookin.com

SHEET 2 of 2 SHEETS
JOB NO. 2667

O.S. 52-55
PLAN CHECK NO. 4468-24

Local Area Infrastructure Plans (LAIPS)

The LAIPS were created by the City to provide coordinated Local Area Infrastructure Plans (LAIPS) to guide implementation of neighborhood-specific infrastructure. These plans have not been formally adopted by the City Council. The plans serve as guides for city staff when reviewing development proposals.



Utilities

As a result of correspondence with local utility companies, all existing Public Utility Easements will remain in effect. This abandonment request does not include the elimination of any existing Public Utility Easements. The release of the existing Roadway & Public Utility Easements proposed in this application will be replaced with the dedication of new Public Utility Easements. The Morning Vista right-of-way abandonment will be replaced with a 25' Public Utility Easement. Notifications were sent out to the following utility providers:

- City of Scottsdale for Water & Sewer
- Arizona Public Service for Electrical
- CenturyLink for data and communications
- Cox Communications for data and communications
- Southwest Gas for natural gas

114th Street

This application proposes to abandon the 5' Roadway and Public Utility Easement on the west side of 114th Street between Via Dona and a point approximately 300' north of Morning Vista. A new 8' Public Utility Easement will be dedicated on the Final Plat. This easement was created by the Goldie Brown Pinnacle Peak Ranch Unit Three Final Plat (MCR Book 197; page 24). For the portion south of Morning Vista to Via Dona, a 25' right-of-way exists (2002-1424246). For the 300' portion north of Morning Vista, a 25' right-of-way is proposed to be dedicated via a new Final Plat which will accompany this application to account for existing and future infrastructure improvements.

Morning Vista

This application proposes to abandon the 25' Roadway right-of-way on the south side of Morning Vista between 112th and 114th Street a 25' Public Utility Easement will be dedicated in its place via a new Final Plat which will accompany this application to account for existing and future infrastructure improvements. The existing 30' Roadway and Public Utility Easement on the north side of Morning Vista between 113th Street and 114th Street is proposed to be released and a new 35' Public Utility Easement will be dedicated in its place.

Compensation to City

Included with this application is information related to the compensation and history of the proposed rights-of way abandonments and easement releases. A summary is attached to this narrative for reference.

Triple Wash Abandonment

11-AB-2023
12/12/2023
Revised 8/21/2024

REQUESTED ABANDONMENTS/RELEASES

	Right-of-way (SF)	Easement (SF)	Rate (PSF)	Valuation	Origin	Comments
30' Rdwy and Public Utility Easement Morning Vista Northside, 113th - 114th		18,050	\$ 0.50	\$ 9,025.00	Rdwy & PUE Goldie Brown	35' Public Utility Easement to be rededicated in its place.
25' ROW Morning Vista Southside, 112th - 114th	32,045		\$ 0.50	\$ 16,022.50	2002-1424246	To be replaced with a 25' Public Utility Easement, Right-of-way was dedicated by current owner in 2002 (2002-1424246).
West 5' of the 30' Rdwy & PUE 114th Street Westside, Via Donna to 300' North of Morning Vista Road		8,300	\$ 0.50	\$ 4,150.00	Rdwy & PUE Goldie Brown	8' Public Utility Easement to be rededicated in its place.
Total Compensation				\$ 29,197.50		

NEW DEDICATIONS (via new Final Plat)

	Right-of-way (SF)	Easement (SF)	Rate (PSF)	Valuation
25' Public Utility Easement Morning Vista Southside, 112th - 114th		32,045		\$ -
35' Public Utility Easement North side of Morning Vista, 113th - 114th	10,232			\$ -
8' PUE 114th Street Westside, Via Donna to 300' N of Morning Vista Road		13,280		\$ -