

From: [Harvey, Nichole](#)
To: [Henry Hardy](#)
Cc: [Paxson, Kimberley](#)
Subject: McDowell Mountain Ranch GLOP Easement Abandonment
Date: Wednesday, July 24, 2024 9:18:26 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[McDowell Mtn Ranch GLOPE AB Exhibits.pdf](#)

Good morning,

APS has No objection to abandonment of East 33 feet of 217-14-037A
No objection to abandonment of West 33 feet of 217-14-038A
No objection to abandonment of East 33 feet of 217-14-038a
No objection to abandonment of the Southern 33 feet of 217-14-037A & 217-14-038A

Please let us know if you have any questions.

Thank you,

Nichole Harvey



From: Paxson, Kimberley <Kimberley.Paxson@aps.com>
Sent: Tuesday, July 23, 2024 2:50 PM
To: Harvey, Nichole <Nichole.Harvey@aps.com>
Subject: FW: McDowell Mountain Ranch GLOP Easement Abandonment

We'll do this tomorrow together.

Kim Paxson – Land Agent I

Kimberley.paxson@aps.com

Arizona Public Service Company

PO Box 53933, Mail Station 3286, Phoenix, AZ 85072

(480)589-0617

From: Lyons, Curtis <Curtis.Lyons@aps.com>
Sent: Tuesday, July 23, 2024 1:28 PM
To: Paxson, Kimberley <Kimberley.Paxson@aps.com>
Cc: Lyons, Curtis <Curtis.Lyons@aps.com>
Subject: FW: McDowell Mountain Ranch GLOP Easement Abandonment

Afternoon Kim,

Can you please help Mr. Hardy with his request?

Curtis

From: Henry Hardy <hhardy@roselawgroup.com>
Sent: Tuesday, July 23, 2024 11:13 AM
To: Lyons, Curtis <Curtis.Lyons@aps.com>
Subject: McDowell Mountain Ranch GLOP Easement Abandonment

*****CAUTION*****

*****CAUTION*****

*****CAUTION*****

This e-mail is from an **EXTERNAL** address (hhardy@roselawgroup.com). **DO NOT** click on links or open attachments unless you trust the sender and know the content is safe. If you suspect this message to be phishing, please report it to the APS Cyber Defense Center at ACDC@aps.com.

Hi Curtis,

Our client is interested in abandoning GLOP easements that run between their two parcels and the GLOP Easements on the east and south sides of their property in North Scottsdale (please see attached exhibit). This request will be for the full 33' as indicated on the exhibit. Please let me know if APS has any issues with abandoning the GLOPE.

Your timely response is greatly appreciated!

Henry Hardy



7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251
Direct 480.291.0743 Fax 480.505.3925 Mobile [513.833.1399](tel:513.833.1399)

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8/1/2024

Henry Hardy
Rose Law Group
7144 E Stetson Drive
Suite 300
Scottsdale, AZ, 85251
480-291-0743
hhardy@roselawgroup.com



P862790
No Reservations/No Objection

SUBJECT: Request is for the abandonment of the East 33' GLOPE on APN 217-14-037A and the West, East, and South 33' GLOPE on APN 217-14-038A M.C.R.

To Whom It May Concern:

CenturyLink of Arizona, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

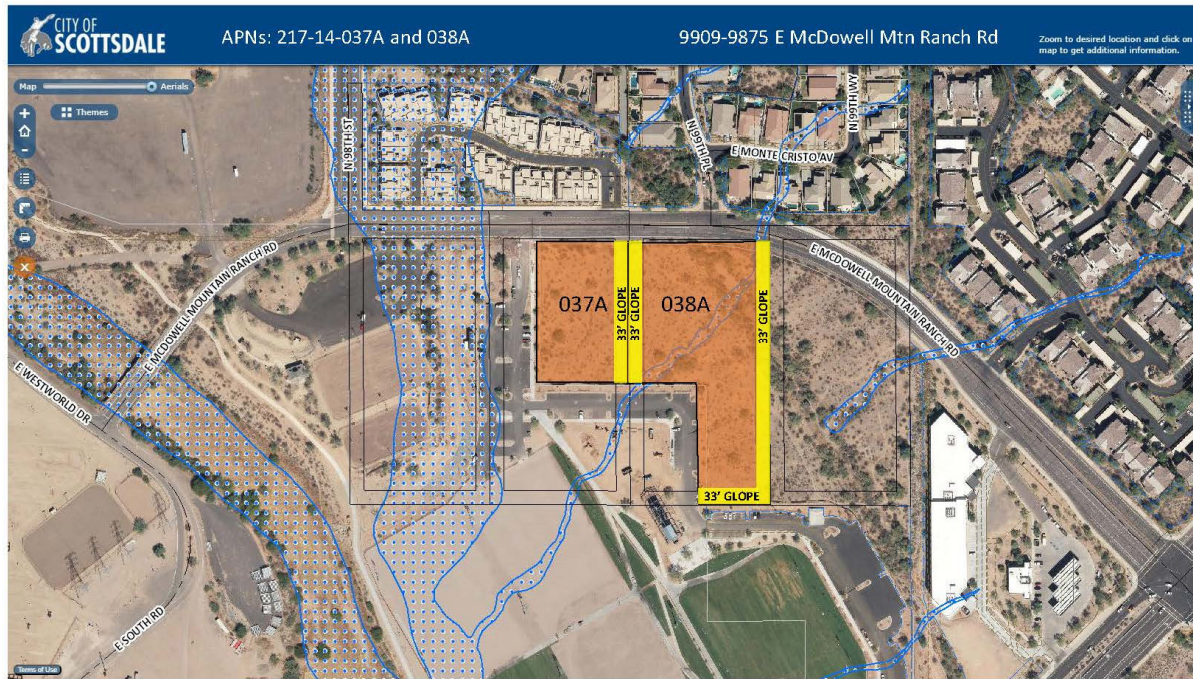
This vacation response is submitted WITH THE STIPULATION *that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.*

If you have any questions please contact Tori Jacoby at (361) 275-4316 or tori.jacoby@lumen.com.

Sincerely yours,

CenturyLink Right of Way Team

EXHIBIT A



Approval granted for the abandonment the abandonment of the East 33' GLOPE on APN 217-14-037A and the West, East, and South 33' GLOPE on APN 217-14-038A M.C.R.



Water Resources

9379 E. San Salvador
Scottsdale, AZ 85258

PHONE 480-312-5685
FAX 480-312-5615
www.ScottsdaleAZ.gov

July 29, 2024

9875 E McDowell Mountain Ranch Road
Scottsdale, AZ 85260

Re: City of Scottsdale Water Resources Department: Abandonment of Government Land Office Patent Easement (G.L.O.P.E) Interests for 9875 E McDowell Mountain Ranch Road (APN 217-14-037A)

To Whom It May Concern,

The City of Scottsdale Water Resources Department has no conflict with the proposed abandonment of the thirty-three-foot (33') Government Land Office Patent Easement (G.L.O.P.E) No. 1144421 located along the eastern boundary of the subject property.

The conditions attached with this abandonment permission are as-follows:

- Scottsdale Water Resources is not abandoning future interests in the dedicated easements or G.L.O.P.E.
- The City requires that following the abandonment, new infrastructure adequate to serve the proposed development must be proposed and ultimately constructed.
- This approval is pending approvals from other utilities and the applicable City of Scottsdale governing departments.

If you require further information, you may reach the Water Resources Department at 480-312-5685.

Sincerely,

A handwritten signature in black ink, reading "Madison Speagle".

07/29/2024 3:16:00 PM

Madison Speagle
Engineering Associate
Scottsdale Water



Water Resources

9379 E. San Salvador
Scottsdale, AZ 85258

PHONE 480-312-5685
FAX 480-312-5615
www.ScottsdaleAZ.gov

July 29, 2024

9909 E McDowell Mountain Ranch Road
Scottsdale, AZ 85260

Re: City of Scottsdale Water Resources Department: Abandonment of Government Land Office Patent Easement (G.L.O.P.E) Interests for 9909 E McDowell Mountain Ranch Road (APN 217-14-038A)

To Whom It May Concern,

The City of Scottsdale Water Resources Department has no conflict with the proposed abandonment of the thirty-three-foot (33') Government Land Office Patent Easement (G.L.O.P.E) No. 1145658 located along the eastern, western, and southern boundary of the subject property.

The conditions attached with this abandonment permission are as-follows:

- Scottsdale Water Resources is not abandoning future interests in the dedicated easements or G.L.O.P.E.
- The City requires that following the abandonment, new infrastructure adequate to serve the proposed development must be proposed and ultimately constructed.
- This approval is pending approvals from other utilities and the applicable City of Scottsdale governing departments.

If you require further information, you may reach the Water Resources Department at 480-312-5685.

Sincerely,

A handwritten signature in black ink that reads "Madison Speagle".

07/29/2024 3:11:38 PM
Madison Speagle
Engineering Associate
Scottsdale Water



2355 W. Pinnacle Peak Road
Suite 300
Phoenix, AZ 85027

July 25, 2024

VIA EMAIL TO: hhardy@roselawgroup.com

Windstar Pro LLC
c/o Henry Hardy
Rose Law Group
7144 E Stetson Drive, Suite 300
Scottsdale, AZ. 85251

RE: Request for Approval of the Abandonment of the 33' GLOP Easement located adjacent to the parcel commonly known as 9909-9875 E. McDowell Mtn. Ranch Rd., Scottsdale, AZ (APN: 217-14-037A, and 038A). ("Property")

Dear Windstar Pro LLC c/o Henry Hardy ("**Applicant**"):

EPCOR USA, INC., and its subsidiaries ("**EPCOR**"), ☐has or ☒has no objections to your request for abandonment of the existing 33' GLOP Easement adjacent to the Eastern border of APN # 217-14-037A, the Eastern/Western and Southern borders of APN 217-14-038A ("**Abandonment Area**") of the Property.

It is the intent and understanding of EPCOR that this abandonment shall not reduce our rights to any other existing easement or rights we have on this Property or in this area.

This abandonment request is being submitted with the stipulation that if EPCOR facilities are found and/or damaged within the Abandonment Area, the Applicant will bear the cost of relocation and repair of said facilities.

Should you have any further questions or concerns, please contact me directly.

Sincerely,

Todd Vesledahl

Todd Vesledahl
Real Estate Specialist
Legal Department
EPCOR
2355 W. Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027
Tel 623.587.5296|Cell 480.521.5742| TVesledahl@epcor.com

CC: Greg Stein Esq., Legal Counsel via email to GStein@epcor.com



SOUTHWEST GAS CORPORATION

July 26, 2024

Henry Hardy
HHardy@roselawgroup.com

Re: REQ 20673 – McDowell Mountain Ranch GLOP Easement Abandonment

Southwest Gas Corporation ("SWG") has reviewed the request referenced above.

After review, SWG has determined that there are no existing or proposed facilities within the areas proposed and have no objection to the request as presented.

Nothing in this is intended or shall be construed to affect, reduce, or diminish any other existing property rights or easement SWG may have at this site or within the area affected. SWG retains the right to use any other reservations, easements, licenses or other property rights in which it may have an interest or that otherwise may be located within the area proposed.

Respectfully,

Susan R. Mulanax, Analyst
Right-of-Way/Engineering Services
(702) 364-3678



Delivering water and power™

Michael Laguna
Business Analyst
PAB 10W | P.O. Box 52025
Phoenix, AZ 85072-2025
P: (602) 236-3116
Michael.Laguna@srpnet.com

July 24, 2024

Henry Hardy
Rose Law Group PC
7144 E. Stetson Drive, Suite 300
Scottsdale, Arizona 85251

RE: **Abandonment** APNs: 217-14-037A and 038A

Dear Mr. Hardy:

Salt River Project has no objection to the abandonment of the GLOPE 33' easements as shown on the provided exhibit along APNs: 217-14-037A and 038A. This is in an Arizona Public Service serving area.

If you have any questions or need further information, please feel free to contact me on 602-236-3116.

Sincerely,

Michael Laguna

Michael Laguna



Delivering water and power™