



3/11/2025

Jeff Kunkel
Jeff Kunkel
PO Box 27843
Scottsdale, AZ 85255

RE: **1-AB-2025**
Kunkel GLO Abandonment - 78th Street
80S34 (Key Code)

Jeff

Planning & Development Services has completed review of the above referenced development application. The following comments represent issues or deficiencies identified by the review team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines.

Significant Zoning Ordinance or Scottsdale Revise Code Issues

The following code and ordinance related issues have been identified and must be addressed with the resubmittal. Addressing these items is critical to determining the application for public hearing and may affect staff's recommendation. Please address the following:

Civil Engineering: Eliana Hayes, 480-312-2757, ehayes@scottsdaleaz.gov

1. SRC 47 +48: Any new ROW dedications and any existing ROW adjacent to project parcel and in easement form, will need to be dedicated as fee simple through a final plat submittal into plan review for city review, approval, and recordation. Currently, the existing 78th ROW across project frontage is in easement form. Therefore, the Map of Dedication and Release needs to be update to a final plat document, in which dedications and releases may still be made. Applicant to update case materials, accordingly, please reference CORRENG file of submitted Map of Dedication and Release and WSF easement for further corrections.

Technical Issues

The following technical corrections have been identified. Though these items may not be critical to scheduling the case for public hearing, they may affect a decision on the construction plan submittal and should be addressed as soon as possible. Please address the following:

Storm Water: Ghassan Aouad, 480-312-7055, gaouad@scottsdaleaz.gov

2. No specific drainage review comments. The existing drainage easement is not impacted by the proposed release. However, there is a request by Engineering review to resubmit the task as a final plat instead. The plat will be reviewed for Drainage once submitted in next review cycle

Transportation: Greg Davies, 480-312-7829, gdavies@scottsdaleaz.gov

3. Right-of-way dedication along 78th street alignment shall be 25 feet to accommodate future trail.

Current Planning:

4. Revise release document to release only the section of GLOPE not being dedicated as right-of-way for 78th St alignment. West 8ft of 33-foot GLOPE released hereon.

Please submit the revised application requirements and supplemental information identified in Attachment A. Once reviewed, staff will determine if the application is ready to be determined for a hearing, or if additional information is needed.

The Zoning Administrator may consider an application withdrawn if a resubmittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance, contact case reviewer identified below.

Regards,

A handwritten signature in black ink that reads "J. Katz". The signature is stylized with a large, looped "J" and a cursive "Katz".

Jason Katz
Planner

cc: Jeff Kunkel
PO Box 27843
Scottsdale, AZ 85255

Asset Management:

Michelle Colby 480-312-7042, MColby@scottsdaleaz.gov

Engineering:

Eliana Hayes, 480-312-2757, ehayes@scottsdaleaz.gov

Storm Water:

Ghassan Aouad, 480-312-7055, gaouad@scottsdaleaz.gov

Transportation:

Stephanie Croker, 480-312-7802, scroker@scottsdaleaz.gov

Greg Davies, 480-312-7829, gdavies@scottsdaleaz.gov

Water Resources:

Rezaur Rahman, 480-312-5636, rrahman@scottsdaleaz.gov

**ATTACHMENT A
Resubmittal Checklist**

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

All files shall be uploaded in PDF format. Application forms and other written documents or reports should be formatted to 8.5 x 11, and plans should be formatted to 11 X 17.

- Comment Response Letter – Provide responses to the issues identified in this letter
- Summary of modifications made resulting from Public Input and staff comments
- Commitment for Title Insurance
- Results of Alta Survey
- Drainage Report
- Grading & Drainage Plan
- Site Plan
- Preliminary Plat
- NAOS Plan
- Revegetation Site Plan & Techniques