

10/18/2024



Michael S. Buschbacher II, AICP
Principal Planner
Earl & Curley
(602) 265-0094
3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012
mbuschbacher@EarlCurley.com

No Reservations/No Objection

SUBJECT: Letter of no objection for the abandonment a ROW located along E Polk Street from Miller Road to 270' East. Scottsdale

To Whom It May Concern:

Qwest Corporation. d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for a letter of no objection to the encroachment described above and has determined that it has no objections with respect to the areas proposed for encroachment 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 Letter of No Objection shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This Letter of No Objection 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 Jody Butte, 814-599-0114 jody.butte@lumen.com.

Sincerely yours,

CenturyLink Right of Way Team
P863393



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

September 19, 2024

Michael Buschbacher
Earl & Curley Law Office
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012

RE: **Abandonment** Polk Townhomes

Dear Mr. Buschbacher:

Salt River Project has no objection to the abandonment of East Polk Street beginning at Miller Road as shown on the provided aerial map for the Polk Townhomes project. There are no Salt River Project facilities within the proposed abandonment area.

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

Sincerely,

Michael Laguna

Michael Laguna



Delivering water and power™



Land Services
P.O. Box 53933
Phoenix, Arizona 85072
Mail Station 3286

September 24, 2024

Michael S. Buschbacher II, AICP
3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012

Via Email: mbuschbacher@EarlCurley.com

**RE: Polk Townhome Project
Polk St Abandonment**

Dear Mr. Buschbacher,

You have requested Arizona Public Service Company's ("APS") concurrence to the abandonment of 270 ft of E Polk St from Miller Rd to East property line of 131-15-001L & 131-15-001N.

I have researched our records and found that the subject property is *not* situated within the APS service territory, and there are no APS facilities within the abandonment area or elsewhere on this property. Therefore, APS has *no objection* to the abandonment.

Should you have further questions concerning this matter, please contact me 602-673-6966 or landservices@apsc.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Darianna Arias", written in a cursive style.

Darianna Arias
Right of Way Representative Jr.



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

September 24, 2024

VIA EMAIL TO: pmbuschbacher@EarlCurley.com

Polk Devco LLC
C/O Michael Buschbacher
Principal Planner Earl & Curley
3101 N. Central Avenue, Suite 1000
Phoenix, AZ. 8012

RE: Request for Approval of Roadway Abandonment of the segment of East Polk Street from Miller Road to the property line \pm 270 feet, located across the parcel commonly known as 7601, 7607 and 7616 E. Polk Street, Scottsdale, AZ (APN: 131-15-001F, 001N, 001N, & 001L). ("Property")

Dear Mr. Buschbacher ("**Applicant**"):

EPCOR USA, INC., and its subsidiaries ("**EPCOR**"), has or has no objections to your request for the Roadway Abandonment of the existing East Polk Street from Miller Road East, to the property line, \pm 270 feet. ("**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. Moreover, 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: Gregory Stein Esq., Legal Counsel via email to GStein@epcor.com



SOUTHWEST GAS CORPORATION

October 2, 2024

Michael Buschbacher
mbuschbacher@EarlCurley.com

SUBJECT: Right-of-Way Abandonment – E Polk Street
REQ 20959 – E Polk Street e/o N. Miller Road, Scottsdale, AZ

Dear Michael,

After reviewing your request, it has been noted that we have a gas line running in the area proposed for abandonment. Permission is **NOT** granted to abandon the subject Right-of-Way.

Should there be interest in relocating the gas facilities, the requestor would be responsible for the relocation costs. Please contact Conflict Review at (480) 730-3857.

Thank you for your cooperation on this project. Please contact me if you have any questions or require additional information.

Sincerely,

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

Date:



To Whom It May Concern,

Reference Number: CR-

Referenced Project:

Response: NO CONFLICTS IDENTIFIED

Cox Communications (Cox) has received and reviewed the design stage plans you submitted for the above-referenced Project. Based on the documentation you submitted, Cox finds that there is no conflict between the proposed Project and Cox infrastructure and/or communication facilities (Facilities) within the identified area of Project construction or development. Cox's NO CONFLICT determination is based entirely on the drawings, plans and other materials you have submitted.

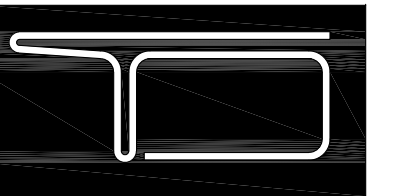
Please note, Cox has made no determination as to the accuracy of the drawings or plans you submitted. You are solely responsible for complying with all utility locate laws (IE., 811 Locate Services, One Call, etc.) to verify the location of all utilities, including Cox Facilities, which may be in the area of the Project. Throughout the duration of the Project, should construction activities occur outside the identified area and near Cox Facilities, it will be your responsibility to assure such Cox Facilities are supported, protected or otherwise remain undisturbed by construction activity.

Should project activities occur in the immediate vicinity of Cox Facilities it will be your responsibility to conduct potholing and to properly protect Cox's Facilities. Cox requests that a minimum of 12 inches of vertical and horizontal separation from existing Cox Facilities be maintained at all times. Should the scope of the Project change, please contact Cox via the below email address. Please understand that relocation of Facilities, including siting appropriate non-conflicted locations, may take at least 90 days from the date agreed on in the relocation plans. If you have any questions or require additional information, please contact our Corporate Traffic Management center at constructionsupport@cox.com.

Sincerely,

Cox Communications' Construction Engineering Team

SITE PLAN FOR "POLK TOWNHOMES" PROJECT



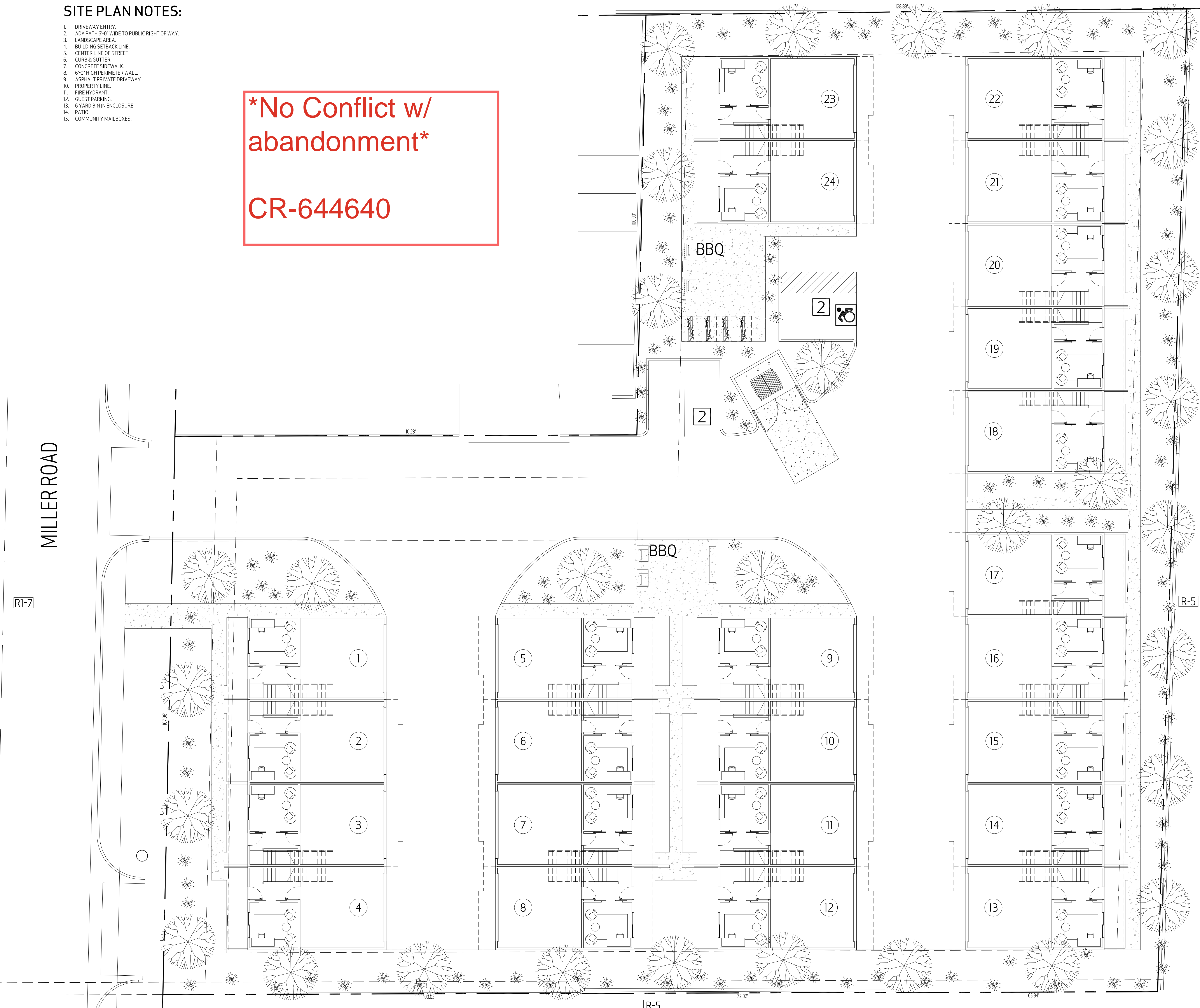
TOMECAK DESIGN
 4368 North Civic Center Plaza
 Suite 201
 Scottsdale, Arizona 85251
 T 602.619.7751
 F 480.718.8387
 E INFO@TOMECAKDESIGN.COM

SITE PLAN NOTES:

1. DRIVEWAY ENTRY.
2. ADA PATH 6'-0" WIDE TO PUBLIC RIGHT OF WAY.
3. LANDSCAPE AREA.
4. BUILDING SETBACK LINE.
5. CENTER LINE OF STREET.
6. CURB & GUTTER.
7. CONCRETE SIDEWALK.
8. 6'-0" HIGH PERIMETER WALL.
9. ASPHALT PRIVATE DRIVEWAY.
10. PROPERTY LINE.
11. FIRE HYDRANT.
12. GUEST PARKING.
13. 6 YARD BIN ENCLOSURE.
14. PATIO.
15. COMMUNITY MAILBOXES.

***No Conflict w/
abandonment***

CR-644640



CODE REVIEW

AUTHORITY:	CITY OF SCOTTSDALE, ARIZONA
CODE:	2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2021 INTERNATIONAL GREEN CONSTRUCTION CODE 2020 NATIONAL ELECTRIC CODE
OCCUPANCY:	R-2
OCCUPANCY USE:	NON-SEPARATED
CONSTRUCTION TYPE:	V-B

PROJECT INFORMATION

PROJECT NAME:	POLK TOWNHOMES
ADDRESS:	500 NORTH MILLER ROAD SCOTTSDALE, ARIZONA 85257
APN:	13H15-001L, 13H15-001S, 13H15-001F, 13H15-001N
ZONING:	R5
PROPOSED USE:	MULTI-FAMILY PROJECT
NUMBER OF UNITS:	(24) TWENTY FOUR UNITS
STORIES:	(3) THREE STORIES
BUILDING HEIGHT:	ALLOWED: 36'-0" HIGH PROPOSED: 36'-0" HIGH
BUILDING SET BACKS:	FRONT: 15'-0" REAR: 0'-0" SIDES: 0'-0"
LOT SIZE:	NET ACRES: 44.477 SF (1.02 ACRES) GROSS ACRES: 49.813 SF (1.14 ACRES)
BUILDING FOOTPRINT:	TOTAL BUILDING FOOTPRINT: 18,624 SF TOTAL (24) 776 SF
LOT COVERAGE:	ALLOWED: 50% PROPOSED: 42%
BUILDING AREAS:	LEVEL 01: GARAGE LIVABLE LEVEL 02: LIVABLE BALCONY LEVEL 03: LIVABLE BALCONY TOTAL SF: 9,060 SF
FIRE SUPPRESSION:	SPRINKLERS: YES (13R) FIRE ALARM: NO
DENSITY: (2,000 UNITS/ ACRE)	ALLOWED: 24 UNITS PROPOSED: 24 UNITS
OPEN SPACE:	REQUIRED: 15,122 SF (34%) PROPOSED: 15,218 SF (34%)
REFUSE:	COMMUNITY PICK-UP

AMENITY LIST

- A. TURF WITH SEATING
- B. BBQ AREA
- C. RAMADA

PROJECT TEAM

OWNER:	NINI INVESTMENTS LLC 7321 E SHERMAN LN SCOTTSDALE, ARIZONA 85251 CONTACT: GLEN RADAJ PHONE: 480.745.0002
ARCHITECT:	TOMECAK DESIGN 4368 NORTH CIVIC CENTER PLAZA SUITE 201 SCOTTSDALE, ARIZONA 85251 CONTACT: MARK TOMECAK PHONE: 602.619.7751
CIVIL ENGINEER:	JACOBS WALLACE LLC 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85015 CONTACT: CHUCK JACOBS PHONE: 602.757.5584
LANDSCAPE ARCHITECT:	T.J. MCQUEEN 8433 EAST CHOLLA STREET SCOTTSDALE, ARIZONA 85260 CONTACT: TIM MCQUEEN PHONE: 602.266.6619
ELECTRICAL ENGINEER:	RLM DESIGN LLC 820 SOUTH BRIDGER DRIVE CHANDLER, ARIZONA 85225 CONTACT: BOBBY MARIN PHONE: 602.741.1047

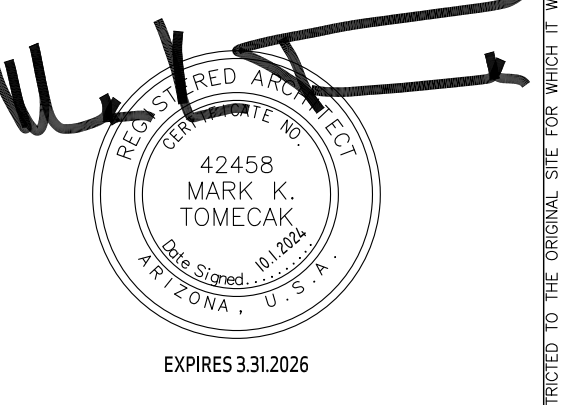
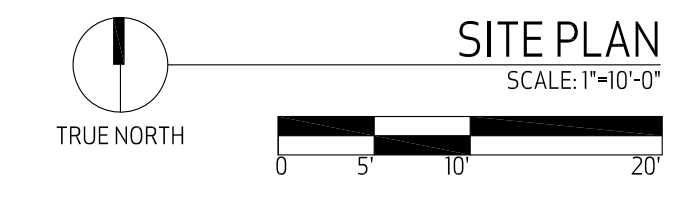
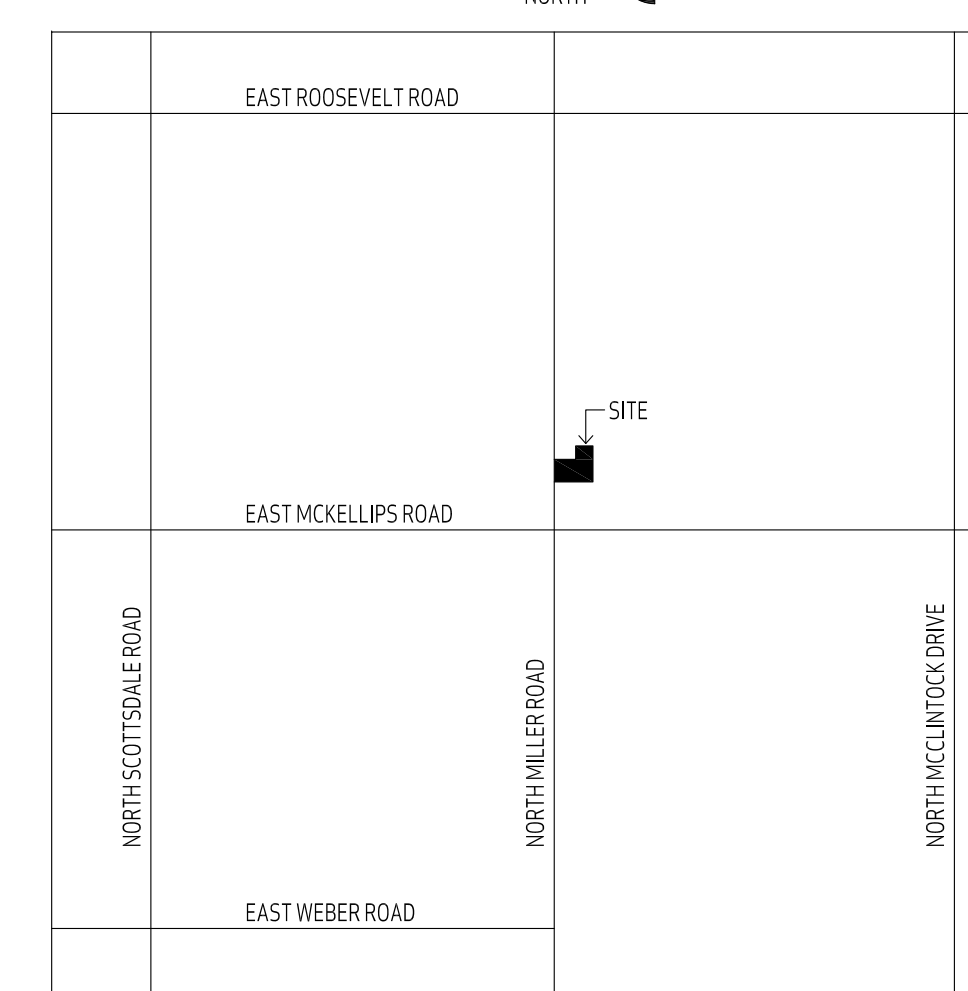
PARKING SUMMARY

PARKING REQUIRED:	RESIDENCE PARKING (24) 2 PER UNIT GUEST PARKING 1 PER 6 UNITS	48.0 STALLS 4.0 STALLS
TOTAL REQUIRED:		52.0 STALLS
PARKING PROVIDED:	GARAGE STALLS ADA STALLS STANDARD STALLS	48.0 STALLS 1.0 STALL 3.0 STALLS
TOTAL PROVIDED:		52.0 STALLS

PROJECT DESCRIPTION

THE RESIDENCES AT MILLER CONSISTS OF (24) THREE STORY DWELLING UNITS LOCATED ON NORTH MILLER ROAD.
 ACCESS TO THE SITE SHALL BE PROVIDED ALONG THE EXISTING CURB CUT.

VICINITY MAP



PROJECT:
POLK TOWNHOMES
 500 NORTH MILLER ROAD
 SCOTTSDALE, ARIZONA 85257

REVISIONS:
 JOB #.: 2407
 DATE: 10.1.2024
 CONTENTS: SITE PLAN

SHEET NO: **A1.00**

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