

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Development Standards**

# Scottsdale Heights

## Abandonment Application

### Project Narrative

#### 10-AB-2016

Prepared for:  
*Shea 124<sup>th</sup> Investments, LLC*

Prepared by:  
Berry Riddell, LLC  
6750 East Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
480-385-2727

## **I. Abandonment Request**

The request is for abandonment of a roadway easement dedication that falls along the property located southeast corner of Scottsdale Road and Dove Valley (the "Property"). The request is to abandon the **eastern 30 feet** of an existing 55-foot wide roadway easement along the western edge of the Property, aligning with Scottsdale Road. This 55-foot roadway easement overlaps the existing right-of-way dedication on the western 25 feet and a future Scenic Corridor on the eastern 30 feet, hence the request to only abandon the eastern 30 feet. It has been determined by City Staff that the roadway easement is not needed and is redundant with the existing R.O.W. The 55-foot roadway easement was dedicated under MCR 7132-539, a copy of which is included with the application. The existing 75 feet of right-of-way for Scottsdale Road (half street) will be maintained and not affected by this application.

The applicant is also processing a non-major General Plan Amendment and rezoning case for residential development on a 14+/- Property, cases 4-GP-2016 and 9-ZN-2016.

Utility companies have been contacted regarding the proposed roadway easement abandonment (APS, SRP, Century Link, COS, Cox, SW Gas). Correspondence is included with the application documents.

## **II. Consideration for Abandonment**

The owner has agreed to a valuation of \$0.50 per s.f. for the roadway easement area to be abandoned. This area is 949' x 30' and equals 28,470 s.f. x \$0.50 = \$14,235. The Property owner will provide direct compensation to the City of Scottsdale for the land area to be abandoned.

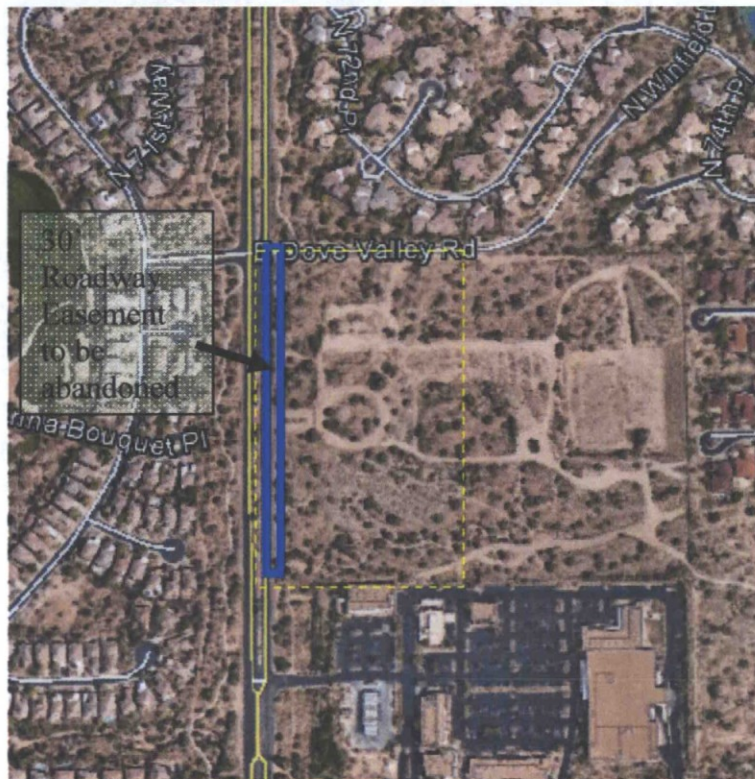


EXHIBIT A

LEGAL DESCRIPTION

Easement for Highway Purposes Easement  
Partial Abandonment

That portion of the Easement for Highway Purposes recorded in Docket 7132, Page 539, Maricopa County Records, lying within the North half of Section 14, Township 5 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Except the West 25 feet of said easement.

Except the North 51 feet of said easement.

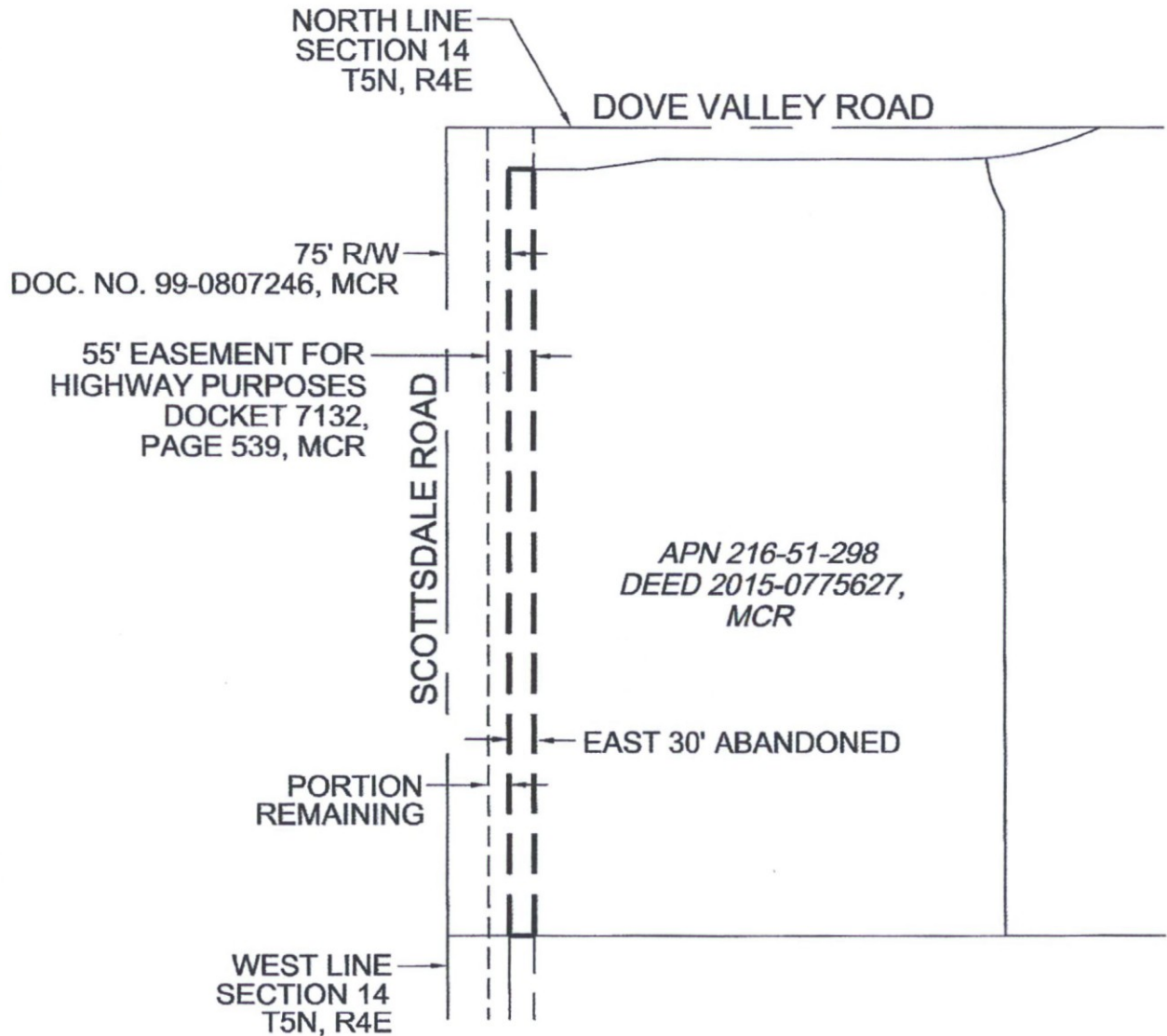


P.O. Box 2170, Chandler, AZ 85244  
Daniel D. Armijo, RLS (480) 244-7630  
Brian D. Warren, LSIT (480) 243-4287

September 19, 2016  
AWLS #16-062



EXHIBIT "B"  
 EASEMENT FOR HIGHWAY PURPOSES  
 PARTIAL ABANDONMENT



**AW**  
**LAND**  
**SURVEYING, LLC**

P.O. BOX 2170, CHANDLER, AZ 85244  
 (480) 244-7630  
 (480) 243-4287



DRAWN BY: DDA	CHECKED BY: DDA	DATE: 09/19/16	JOB NO.: 16-062
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SHEET NO. **2 OF 2**

**10-AB-2016**  
**09/29/16**



# Development Application

### Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Scottsdale Heights

Property's Address: SEC of Scottsdale & Dove Valley

Property's Current Zoning District Designation: C-2 ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Micheal Lieb	Agent/Applicant: John Berry / Michele Hammond
Company: Shea 124th Investments, LLC	Company: Berry Riddell
Address: 11811 N. Tatum Blvd, Suite 1051	Address: 6750 E. Camelback Road, Suite 100
Phone: 602-870-9741 Fax:	Phone: 480-385-2753 Fax:
E-mail: michaelialieb@yahoo.com	E-mail: mh@berryriddell.com
Designer: Alex Stedman	Engineer: Ali Fakih
Company: LVA	Company: SEG
Address:	Address: 8280 E. Gelding Drive, Suite 101
Phone: 480-994-0994 Fax:	Phone: 480-588-7226 Fax:
E-mail: asteadman@lvadesign.com	E-mail: ali@azseg.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

See letter of authorization  
Owner Signature

Michele Hammond  
Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

**10-AB-2016**  
**08/23/16**



# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Shea 124th Investments - Mike Lieb

Company: Shea 124th Investments

Address: \_\_\_\_\_

Phone: 602-859-2977 Fax: \_\_\_\_\_

E-mail: michaelalieb@yahoo.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 - 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Michael Lieb Title: mg

Michael Lieb Signature Date: March 10, 2016

**Official Use Only:** Submittal Date: \_\_\_\_\_

Request:  Approved or  Denied

Staff Name (Print): \_\_\_\_\_

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**10-AB-2016**  
**08/23/16**



## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 810 - PA - 2015  
Project Name: Scottsdale Heights  
Project Address: SEC of Scottsdale & Dove Valley

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: \_\_\_\_\_

Michael Lieb

Print Name

Michael Lieb

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

10-AB-2016  
08/23/16

Rev. 9/2012





# City of Scottsdale Cash Transmittal

## # 107607

107607  
 00928332  
 8/23/2016 PLN-1STOP  
 CRIV HPTC600512  
 8/23/2016 3:01 PM  
 \$2,250.00

**Received From :**

John Berry/ Michele Hammond  
 6750 E. CAMELBACK RD STE 100  
 SCOTTSDALE, AZ 85251  
 480-385-2753

**Bill To :**

John Berry/ Michele Hammond  
 6750 E. CAMELBACK RD STE 100  
 SCOTTSDALE, AZ 85251  
 480-385-2753

**Reference #** 810-PA-2015**Issued Date** 8/23/2016**Address** E DOVE VALLEY RD/N SCOTTSDALE RD ()**Paid Date****Subdivision****Payment Type** CHECK**Marketing Name****Lot Number****Cost Center****MCR****County** No**Metes/Bounds** No**APN****Gross Lot Area** 0**Water Zone****Owner Information****NAOS Lot Area** 0**Water Type**

Michael Lieb

**Net Lot Area****Sewer Type**

11811 N. Tatum, Blvd Suite 105

**Number of Units** 1**Meter Size**

Phoenix, AZ 85028

**Density**

QS

602-870-9741

Code	Description	Additional	Qty	Amount	Account Number
3136	ABANDONMENT		1	\$2,250.00	100-21200-44209

**10-AB-2016****08/23/16**

SIGNED BY MICHELE HAMMOND ON 8/23/2016

Total Amount

**\$2,250.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 107607**