

**Correspondence Between
Staff and Applicant
Approval Letter**

Correspondence



March 24, 2017

John Berry
Berry Riddell, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

Re: 10-AB-2016
Scottsdale Heights Roadway Easement Abandonment

Dear John Berry,

This is to advise you that the case referenced above was approved at the March 21, 2017 City Council meeting. The resolution may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>. If you have any questions, please contact me at 480-312-2953.

Sincerely,

Keith Niederer
Senior Planner



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

November 10, 2016,

Michele Hammond
John Berry/ Michele Hammond
6750 E. Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: Determination of a Planning Commission hearing

Dear Mrs. Hammond:

Your Development Application 10-AB-2016, Scottsdale Heights Roadway Easement Abandonment, is scheduled on the December 14, 2016 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Tuesday December 13th. Please limit your presentation to a maximum of 10 minutes.

The Planning and Development Services Division has had this application in review for 45 Staff Review Days.

Thank you,

Keith Niederer
Senior Planner

C: Case File



9/12/2016

Michele Hammond
John Berry/ Michele Hammond
6750 E. Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 10-AB-2016
Scottsdale Heights

Dear Mrs. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/23/2016. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Per Section 6.1070.A.4 of the Zoning Ordinance, utility corridors shall be included in revegetated area. Public utility easements may only count towards revegetated NAOS. With the next submittal, please submit a revised NAOS, and/or submit revised utility consent letters allowing a lesser width utility easement to be retained.

Land Survey:

2. With the next submittal, please revise the legal description and graphic of area to be abandoned.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 14 Staff Review Days since the application was determined to be administratively complete.

These 1st **Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal 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 please contact me at 480-312-2953 or at kniederer@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Niederer".

Keith Niederer
Senior Planner

cc: Michael Lieb
11811 N. Tatum Blvd. Ste. 105
Phoenix, AZ 85028

ATTACHMENT A
Resubmittal Checklist

Case Number: **10-AB-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised Narrative for Project
- One copy: Commitment for Title Insurance

Other Supplemental Materials:

Revised legal description and graphic of area to be abandoned.

Bring in redlines from 1st review on legal description and graphic

Revised NAOS exhibit

Revised utility company consent letter

EXHIBIT A

LEGAL DESCRIPTION

Easement for Highway Purposes Easement ~~Release~~
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, ~~being more particularly described as follows:~~

~~The North 1000 feet of the East fifty five feet of the West 105 feet of the North Half of said Section 14.~~

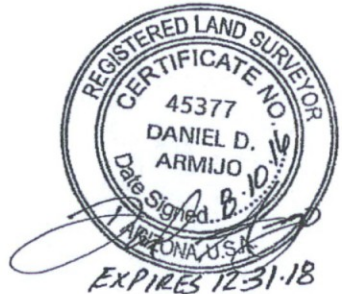
*Except The East 30 feet of said easement.
West 25
Except the North 51 feet of said easement.*

Land Surveying Review By:
Dwayne Haught
Phone: 480-312-2723
e-mail: dhaught@ScottsdaleAZ.gov
Review Cycle 1 Date 8-25-16

*10 pt min text
req per
A.R.S. 11-480*



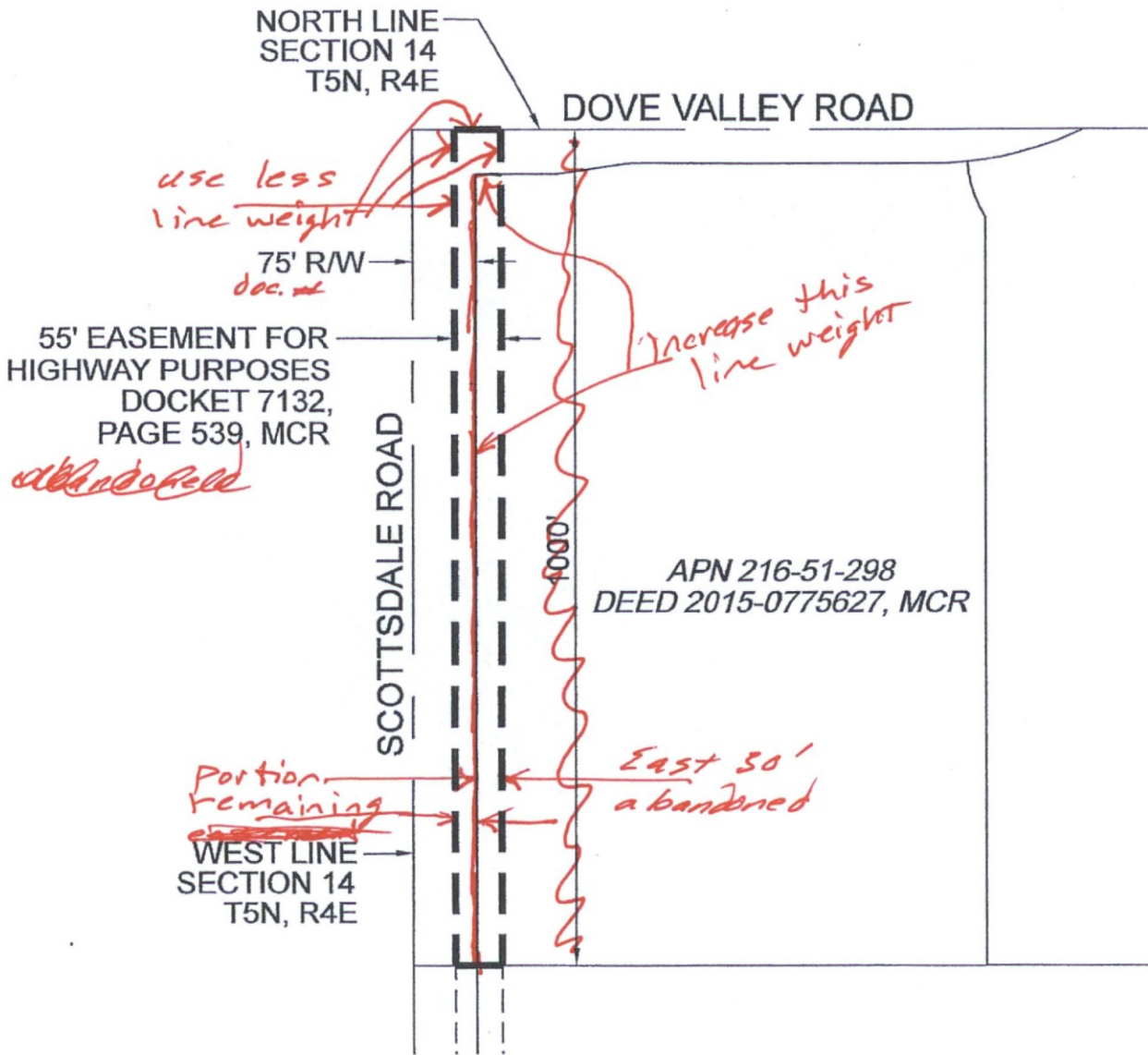
P.O. Box 2170, Chandler, AZ 85244
Daniel D. Armijo, RLS (480) 244-7630
Brian D. Warren, LSIT (480) 243-4287



August 10, 2016
AWLS #16-062

10-AB-2016
08/23/16

EXHIBIT "B"
 EASEMENT FOR HIGHWAY PURPOSES
~~RELEASE OF EASEMENT~~
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: 08/10/16	JOB NO.: 16-062
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SHEET NO. **2 OF 2**

10-AB-2016
08/23/16

Case review comments pick up for:

Case 10-AB-2016

Picked up by (Please Print) Michele Hammer

Signature Michele

Firm Betsy Kiddell

Date 9/14/2016

Staff Keith Niederer

Date 9/14/2016

Once packet is picked up and signed for this document to be scanned in case folder.



6750 E. Camelback Rd., Suite 100
Scottsdale, AZ 85251
480.385.2727
berryriddell.com

mh@berryriddell.com
Direct: 480-385-2753

December 2, 2016

Via Email

Keith Niederer
City of Scottsdale – Planning
7447 E. Indian School Road
Scottsdale, AZ 85251

Re: Scottsdale Heights / 4-GP-2016 & 9-ZN-2016 / 10-AB-2016

Dear Mr. Niederer:

Please accept this letter on behalf of our client, Shea 124th Investments, requesting a continuance of the Planning Commission hearing regarding the above referenced cases to the January 11, 2017 Planning Commission hearing. This will allow us to continue our outreach efforts with the neighborhood. We will endeavor to notify the neighbors of this request prior to the December 14, 2016 Planning Commission hearing.

Very truly yours,

A handwritten signature in blue ink that reads "Michele Hammond".

Michele Hammond
Principal Planner

MH/kaw
Enclosures
169176v1

cc: Michael Lieb
John Berry
Susan Bitter Smith



6750 E. Camelback Rd., Suite 100
Scottsdale, AZ 85251
480.385.2727
berryriddell.com

mh@berryriddell.com
Direct: 480-385-2753

December 22, 2016

Via Email

Keith Niederer
City of Scottsdale – Planning
7447 E. Indian School Road
Scottsdale, AZ 85251

Re: Scottsdale Heights / 4-GP-2016 9-ZN-2016 10-AB-2016

Dear Mr. Niederer:

Please accept this letter on behalf of our client, Shea 124th Investments, requesting a continuance of the Planning Commission hearing regarding the above referenced cases to the January 25, 2017 Planning Commission hearing. This will allow us to continue our outreach efforts with the neighborhood. We will endeavor to notify the neighbors of this request prior to the January 11, 2017 Planning Commission hearing.

Very truly yours,

Michele Hammond
Principal Planner

MH/kaw
Enclosures
169176v1

cc: Michael Lieb
John Berry
Susan Bitter Smith