

**Correspondence Between  
Staff and Applicant  
Approval Letter**



April 26, 2017

Anna Lauri  
Shore Break Investments + Designs, LLC  
48 W Lewis Ave  
Phoenix, AZ 85003

Re: 422-PA-2016  
8-AB-2016  
Abandonment for Monument Sign

Dear Anna Lauri,

This is to advise you that the case referenced above was approved at the April 25, 2017 City Council meeting. The resolution No. 10726 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 480-312-2376.

Sincerely,



Jeff Barnes  
Planner



## Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

2/22/2017

Anna Lauri  
Shore Break Investments + Designs, LLC  
48 W Lewis Ave  
Phoenix, AZ 85003

RE: Determination of a Planning Commission hearing

Dear Ms. Lauri:

Your Development Application 8-AB-2016, Abandonment for Monument Sign, is scheduled on the 3/22/2017 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 Monday 3/20/2017. Please limit your presentation to a maximum of 10 minutes.

The Planning and Development Services Division has had this application in review for 36 Staff Review Days.

Thank you,

Jeff Barnes  
Planner



**Barnes, Jeff**

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**From:** Barnes, Jeff  
**Sent:** Wednesday, August 17, 2016 4:18 PM  
**To:** 'Anna R. Lauri'  
**Subject:** RE: 422-PA-2016

Anna,

Thank you for sending that Century Link correspondence over, that appears to clear up their concerns.

As for the compensation, I have been revisiting it with our staff but unfortunately without new/additional supporting information our review result is still the \$20.00 per square foot valuation (based on commercial property values in the more immediate vicinity and appraised value from recent right-of-way acquisitions). If you would like to provide an appraisal that reinforces the \$3.00 per square foot I would be happy to accept it for reevaluation, but given the current information we are unable to support moving forward with this abandonment without being able to reach an agreement on the compensation valuation.

Jeff

**From:** Anna R. Lauri [mailto:[anna@thelaurigroup.com](mailto:anna@thelaurigroup.com)]  
**Sent:** Wednesday, August 17, 2016 1:27 PM  
**To:** Barnes, Jeff  
**Subject:** Re: 422-PA-2016

Jeff-

I haven't heard back from you from this response a little over a week ago so wanted to touch base again.

Additionally, we have sign-off from Century Link... that letter is attached and should clear up that condition we spoke about previously.

Thanks,  
Anna

On Mon, Aug 8, 2016 at 4:51 PM, Anna R. Lauri <[anna@thelaurigroup.com](mailto:anna@thelaurigroup.com)> wrote:  
Jeff-

Thanks for your feedback.

While I'm sure a parcel of land that actually has improvements or could be entitled to be useful for development could garner a higher price per square foot on the current market - THIS swatch of land can be used for two things, road widening and a setback. No buildings can or will be added, not one car can park on this "parcel" of land - which is not the case of other properties on the market. Effectively, nothing changes with the use as you know, we're just going through the City process to add a sign monument sign to the site. That land, if needed for future widening will still be available to the City of Scottsdale - which is how I assume was how it was originally acquired by the City from a prior owner.

At \$20/sf for a section of land which is 798/sf - this basically works out to be about \$16,000 plus the cost of this application and the hours associated with the application process and hearing process. Once approved by two



governing bodies, the applicant then will have to file a separate application for the monument sign and then pay for the construction of that.

If this were the case, the property owner is looking at about \$40,000 in costs to provide a small monument sign to a *local* business - on a site with poor visibility and challenging ingress due to the traffic patterns / laws along Scottsdale and Thomas. This seems a bit extreme to the property owner. At the end of the day, his goal is to allow this local Phoenix business to thrive at it's new location in Scottsdale. Truthfully, without signage - not only with this tenant not be successful in the City of Scottsdale, it limits the future tenant pool for any national or recognizable tenants who could occupy this location.

I'm hoping that your team can recognize the limitations of this site currently and we can collectively examine this "outside of the box" - and not try to make this a land deal, but work together to make this site work for the tenant AND the City (who also benefits from the tenants success). I believe the Landowner is acting in good faith in going through this arduous process to set his tenant up for success. At the end of the day, the owner doesn't want the land, he wants a sign. Perhaps all parties can round table on this again - I'd hate to see the landlord walk away from this, and this tenant not be set up for success in the City of Scottsdale.

Thanks,  
Anna

On Mon, Aug 8, 2016 at 4:11 PM, Barnes, Jeff <[JBarnes@scottsdaleaz.gov](mailto:JBarnes@scottsdaleaz.gov)> wrote:

Anna,

I think we can work with the idea of a condition or stipulation that you work through things with Century Link while things more forward o through our process. Although, usually we get a bit more direction with a specific easement parameter and we can work it into a reservation of the abandonment. I think either way our abandonment resolution language is set up to allow protection to any existing utilities left behind in the abandonment action.

With all the other utility providers on board and our transportation staffs support, there is just one element resulting from our review that needs to be addressed before we are ready to move this case forward to Planning Commission. Our staff reviewed the submitted compensation analysis that led to the proposed \$3.00 per square foot valuation, but our analysis did not agree with that value. Based on our analysis of property valuation and comparable activity in the area it appears that \$20.00 per square foot is a more reasonable reflection of value to the proposed abandonment area at this location.

If you are agreeable to the \$20.00 per square foot valuation from our analysis, we should be able to proceed forward with this application. If you feel we have miscalculated and there is a valuation that is more agreeable to you, I can certainly take any counter analysis information back to our staff and see if we can find a solution to allow this proposal to keep moving forward. Please let me know how you would like to proceed.

**Jeff Barnes**

**Planner**

**City of Scottsdale**

**Planning & Development Services**

**[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)**

**[\(480\) 312-2376](tel:4803122376)**

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Anna R. Lauri, Realtor®

The Lauri Group at Caliber Realty Group, LLC

[www.thelaurigroup.com](http://www.thelaurigroup.com) | 949.813.9144 | [anna@thelaurigroup.com](mailto:anna@thelaurigroup.com)





## Barnes, Jeff

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**From:** Barnes, Jeff  
**Sent:** Monday, August 08, 2016 4:12 PM  
**To:** 'Anna R. Lauri - Realtor'  
**Subject:** RE: 422-PA-2016

Anna,

I think we can work with the idea of a condition or stipulation that you work through things with Century Link while things move forward through our process. Although, usually we get a bit more direction with a specific easement parameter and we can work it into a reservation of the abandonment. I think either way our abandonment resolution language is set up to allow protection to any existing utilities left behind in the abandonment action.

With all the other utility providers on board and our transportation staffs support, there is just one element resulting from our review that needs to be addressed before we are ready to move this case forward to Planning Commission. Our staff reviewed the submitted compensation analysis that led to the proposed \$3.00 per square foot valuation, but our analysis did not agree with that value. Based on our analysis of property valuation and comparable activity in the area it appears that \$20.00 per square foot is a more reasonable reflection of value to the proposed abandonment area at this location.

If you are agreeable to the \$20.00 per square foot valuation from our analysis, we should be able to proceed forward with this application. If you feel we have miscalculated and there is a valuation that is more agreeable to you, I can certainly take any counter analysis information back to our staff and see if we can find a solution to allow this proposal to keep moving forward. Please let me know how you would like to proceed.

### Jeff Barnes

Planner  
City of Scottsdale  
Planning & Development Services  
[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)  
(480) 312-2376

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**From:** Anna R. Lauri - Realtor [<mailto:anna@thelaurigroup.com>]  
**Sent:** Monday, August 08, 2016 11:29 AM  
**To:** Barnes, Jeff  
**Subject:** Re: 422-PA-2016

Hi Jeff-

The APS letter was just forwarded over to you.

Regarding Centurylink... They've not been the most easy to work with. I asked them to let me know where their lines were, they said they can't disclose that. I asked well, how can I grant an easement without that? She

suggested that we pay for all of that. While I'm sure the owners are more than happy to grant an utility easement... We'll need to understand how to work with them. And if this is even possible...

Could that be a condition of the final approval? I assume they already have an easement if they have lines there... Does that easement go away if that land is conveyed to another owner other than the city? I assume not... Not sure what the process is and the gal on the phone and who emailed me didn't have a process to offer. Other than we do it and then ask for approval?

Would love your suggestions on that.

Thanks!

Anna R. Lauri

Sent from my iPhone

On Aug 8, 2016, at 8:38 AM, Barnes, Jeff <[JBarnes@Scottsdaleaz.gov](mailto:JBarnes@Scottsdaleaz.gov)> wrote:

Anna,

I'm hoping to have our review wrapped up early this week and have some direction for you.

Thanks for sending that letter over. Have you received anything from APS? I don't recall seeing them represented in the submittal and SRP's letter identified this being an APS service area. Also regarding utilities, has there been any further discussion with Century Link? Their letter mentioned opposition unless an easement could be provided. Have they specified the necessary dimensions/location for the desired easement?

Jeff

**From:** Anna R. Lauri [<mailto:anna@thelaurigroup.com>]

**Sent:** Friday, August 05, 2016 8:21 AM

**To:** Barnes, Jeff

**Subject:** 422-PA-2016

Hi Jeff-

I just wanted to check in and see how things were progressing with this abandonment application on the City side?

Also wanted to pass on this consent letter from SW Gas - it arrived late to the application party.

Hope all is well on your end.

Cheers-

Anna

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Anna R. Lauri, Realtor®



The Lauri Group at Caliber Realty Group, LLC

[www.thelaurigroup.com](http://www.thelaurigroup.com) | 949.813.9144 | [anna@thelaurigroup.com](mailto:anna@thelaurigroup.com)



CenturyLink  
Network Real Estate  
5025 N. Black Canyon Hwy  
Phoenix, AZ 85015



8/17/2016

No Reservations

Anna R. Lauri  
Realtor, The Lauri Group at  
Caliber Realty Group, L.L.C.  
16074 N. 78<sup>th</sup> St. Ste. B-104  
Scottsdale, AZ 85260

**SUBJECT: Utility Easement**  
**Project Name: 611 S Vista Rd.**  
**APN: 103-04-058**

**Re: Request for vacation of the utility easement on the south property line of 7150 E Thomas Rd., Phoenix, Maricopa County, as described in more detail in the application, lying within the Southeast Quarter of Section 27 Township 2 North, Range 4 East, Gila and Salt River Meridian.**

To Whom It May Concern:

QWEST CORPORATION d/b/a CENTURYLINK QC has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation.

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 no stipulations.

If CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector.

Sincerely yours,

A handwritten signature in cursive script that reads "Karen Caime".

**Karen Caime**  
Right of Way Agent  
Qwest Corporation d/b/a CENTURYLINK QC

APN: 130-17-024-B Leasetnet #:P779029  
Scottsdale Main WCE: Gary Baker



**Perone, Steve**

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**From:** Vanessa Nunez <VNunez@azdot.gov>  
**Sent:** Tuesday, August 02, 2016 10:46 AM  
**To:** Projectinput  
**Cc:** Bob Patoni  
**Subject:** 8-AB-2016

RE: 8-AB-2016  
Abandonment 6+ for a Monument Sign  
7150 E. Thomas Rd  
Partial Right-of-Way Abandonment

Thank you for your notice of abandonment of right-of-way for the above-referenced development.

After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment. Thank you.

**Vanessa Nuñez**  
**Administrative Assistant II**  
205 South 17th Avenue  
MD 612E, Room 302  
Phoenix, Arizona 85007-3212  
602.712.7184  
[www.azdot.gov](http://www.azdot.gov)



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July 1, 2016

Anna R. Lauri  
The Lauri Group at Caliber Realty Group, LLC

RE: Amended Abandonment Request for 7150 E Thomas Rd.

Ms. Lauri

I have reviewed the amended abandonment request for 7150 E Thomas Rd., Scottsdale, AZ. Based upon the supplied drawings/exhibits that you've submitted, it has been determined that COX has no facilities within the PUE and therefore we approve your request to abandon.

Please note that although Cox Communications approves this abandonment we do so with the understanding that we will not assume any construction, relocation and/or repairs costs associated or in result of this abandonment.

If I can be of further assistance, please contact me using the contact information below.

Kenny Hensman

**Kenny Hensman**

COX Communications  
Permitting Group  
Right of Way Agent II  
kenny.hensman@cox.com

8-AB-2016  
7/12/2016





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P. O. Box 52025  
Phoenix, AZ 85072-2025  
(602) 236-5900  
www.srpnet.com

June 28, 2016

Ms. Anna R. Lauri  
The Lauri Group at Caliber Realty Group

RE: Abandonment 7150 E. Thomas Road

Dear Ms. Lauri:

Salt River Project has no objection to the abandonment of the Thomas Road Right of Way as described in your email of June 27, 2016. 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 602-236-3126.

Sincerely,

A handwritten signature in blue ink that reads "Sherry Wagner". The signature is written in a cursive style with a large, looped "S" at the beginning.

Sherry Wagner  
Senior Right of Way Technician  
PAB348

8-AB-2016  
7/12/2016



Anna R. Lauri &lt;anna@thelaurigroup.com&gt;

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**Utility Consent Letters - Abandonment Application at 7150 E. Thomas Rd.**

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**Mann, Doug** <DMANN@scottsdaleaz.gov>  
To: "Anna R. Lauri" <anna@thelaurigroup.com>

Tue, Jun 28, 2016 at 11:31 AM

Anna – I do not see any conflict this request would have with Scottsdale's Water Resources Department. You can print this email and submit it along with your application as our response. Best wishes,

**Doug Mann**

9379 E San Salvador Drive

Scottsdale, AZ 85258

480.312.5636



*"Water Sustainability through Stewardship, Innovation and People"*

**From:** Anna R. Lauri [mailto:anna@thelaurigroup.com]

**Sent:** Monday, June 27, 2016 4:04 PM

**Subject:** Utility Consent Letters - Abandonment Application at 7150 E. Thomas Rd.

To Whom It May Concern:

[Quoted text hidden]

8-AB-2016  
7/12/2016





Anna R. Lauri &lt;anna@thelaurigroup.com&gt;

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**Utility Consent Letters - Abandonment Application at 7150 E. Thomas Rd.**

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Hutton, Mary <Mary.Hutton1@centurylink.com>  
To: "Anna R. Lauri" <anna@thelaurigroup.com>

Fri, Jul 8, 2016 at 11:42 AM

Anna,

Per your request to the abandonment along Thomas Road at this time CenturyLink cannot agree to the abandonment. CTL has facilities along Thomas Rd and would need to acquire an easement from the property owner to cover CTL facilities. Please let me know how you would like to proceed.

If you have any questions please let me know.

**Thank you,****Mary Hutton****Network Real Estate****North Phoenix**602.630.7778 **Office**480.415.4302 **Cell**602.246.1326 **Fax**

Mary.Hutton1@centurylink.com



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**From:** owner-phnxrow@sudnp797.qintra.com [mailto:owner-phnxrow@sudnp797.qintra.com] **On Behalf Of** Anna R. Lauri

**Sent:** Tuesday, June 28, 2016 2:10 PM

**To:** Phnxrowqwestcom, Phoenix

**Subject:** Fwd: Utility Consent Letters - Abandonment Application at 7150 E. Thomas Rd.

Hi-

The area which the applicant is seeking an abandonment of the ROW is described in the attached legal description. APN and address are both referenced on the attachment. Requirements of the Application include obtaining consent letters from utility providers. Currently this portion of land serves as driveway and setback/planter area along the Thomas Road frontage.

**8-AB-2016**  
**7/12/2016**

Thank you,

Anna

----- Forwarded message -----

From: **Anna R. Lauri** <anna@thelaurigroup.com>

Date: Mon, Jun 27, 2016 at 4:03 PM

Subject: Utility Consent Letters - Abandonment Application at 7150 E. Thomas Rd.

To:

To Whom It May Concern:

The property owner at 7150 E Thomas Road will be filing an application with the City of Scottsdale to seek the abandonment of City owned right-of-way at the Thomas Road frontage.

APN:

130-17-024B

Currently there is a 65' from CL of Thomas Road to the southern portion of the Subject property. This area is currently being used as a driveway for ingress/egress at the Subject property. The applicant seeks to reduce the City owned ROW from 65' to 55' at this location. The purpose of the abandonment request would be to have a monument signed approved at the SWC of the property to allow for tenant signage.

As per the requirements of the Abandonment Application with the City of Scottsdale, we are required to obtain City Consent Letters for this request.

Please let me know if you need additional information regarding this request or if I need to request this information in another fashion.

Thank you for your time.

Cheers-

Anna

--

Anna R. Lauri, Realtor®

The Lauri Group at Caliber Realty Group, LLC

www.thelaurigroup.com | 949.813.9144 | anna@thelaurigroup.com





## SOUTHWEST GAS CORPORATION

July 27, 2016

Anna R. Lauri  
The Lauri Group at Caliber Realty Group, LLC

Re: REQ Number 4063 - 7150 E. Thomas Rd.  
Vacation and Abandonment of the Right of Way

To Whom It May Concern:

Southwest Gas Corporation ("SWG") has reviewed the abandonment request from Anna R. Lauri on behalf of The Lauri Group at Caliber Realty Group, LLC to vacate and abandon a portion of the Right of Way referenced above. After review, SWG has determined:

SWG does not have existing or proposed facilities within the area proposed to be vacated, and has no objection to the request for vacation as presented.

SWG has existing or proposed facilities in all or a portion of the area proposed to be vacated and has no objection to the request for vacation as presented, however, in order to protect these facilities, SWG requests a perpetual easement be saved and reserved to SWG as a condition of the Order of Vacation.

**Please RESERVE and EXCEPT the following:**

**An easement to Southwest Gas Corporation on, over, in, under, across, above and through in Vacation No.**

SWG has existing or proposed facilities in all or a portion of the area proposed to be vacated and has no objection to the request for vacation as presented but is not requesting an easement be reserved to SWG.

SWG objects to the request for vacation as presented.



If SWG facilities are within the area to be vacated, the Applicant may request that the facilities be relocated. Said relocation shall be at the Applicant's expense, in accordance with SWG's approved Arizona Gas Tariff, and to a location satisfactory to SWG.

It is the intent and understanding of Southwest Gas Corporation that this Vacation shall not affect, reduce, or diminish any other existing property rights or easements it may have on this site or in the area. 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 being vacated.

If you or the applicant have any questions; or if the applicant wishes to discuss this matter further, please contact SWG's Conflict Review Department at (480)730-3845.

Respectfully,

A handwritten signature in blue ink that reads "Alis Gause".

Alis Gause  
Analyst I/Right-of-Way



## Barnes, Jeff

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**From:** Anna R. Lauri - Realtor <anna@thelaurigroup.com>  
**Sent:** Monday, August 08, 2016 11:25 AM  
**To:** Barnes, Jeff  
**Subject:** Fwd: Utility Consent Letters - Abandonment Application at 7150 E. Thomas Rd.

APS letter for the above referenced address for the abandonment application.

Thanks!

Anna R. Lauri

Sent from my iPhone

Begin forwarded message:

**From:** <[Nicole.Kooiman@aps.com](mailto:Nicole.Kooiman@aps.com)>  
**Date:** June 28, 2016 at 9:15:05 AM MST  
**To:** <[anna@thelaurigroup.com](mailto:anna@thelaurigroup.com)>  
**Cc:** <[Michael.Bouche@aps.com](mailto:Michael.Bouche@aps.com)>  
**Subject:** **Utility Consent Letters - Abandonment Application at 7150 E. Thomas Rd.**

Good morning,

Our GIS shows that APS does have underground facilities south of the property within the street ROW, although there does not appear to be a conflict with decreasing the ROW from 65' to 55'. You have APS's consent to seek an abandonment request for the 10' from the city.

Thank you,



**NICOLE KOOIMAN**

Teachers in Industry Intern, Land Services  
P.O. Box 53933, Phoenix, AZ 85072-3933, M.S. 3286  
Cell 602 999 2975  
[Nicole.kooiman@aps.com](mailto:Nicole.kooiman@aps.com)

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