

Case Research

Fitzpatrick, Karen

From: Projectinput
Sent: Thursday, May 05, 2016 5:47 PM
To: Projectinput
Subject: Online Pre-Application Submitted (388-PA-2016)



Pre-Application Number: **388-PA-2016**
Project Name: **Roadway easement abandonment**
Location: **7655 E CACTUS RD**

Contact Name: **Robert F. Sonders**
Contact Phone: **720-530-0567**
Contact Email: [**rob@sonders.com**](mailto:rob@sonders.com)



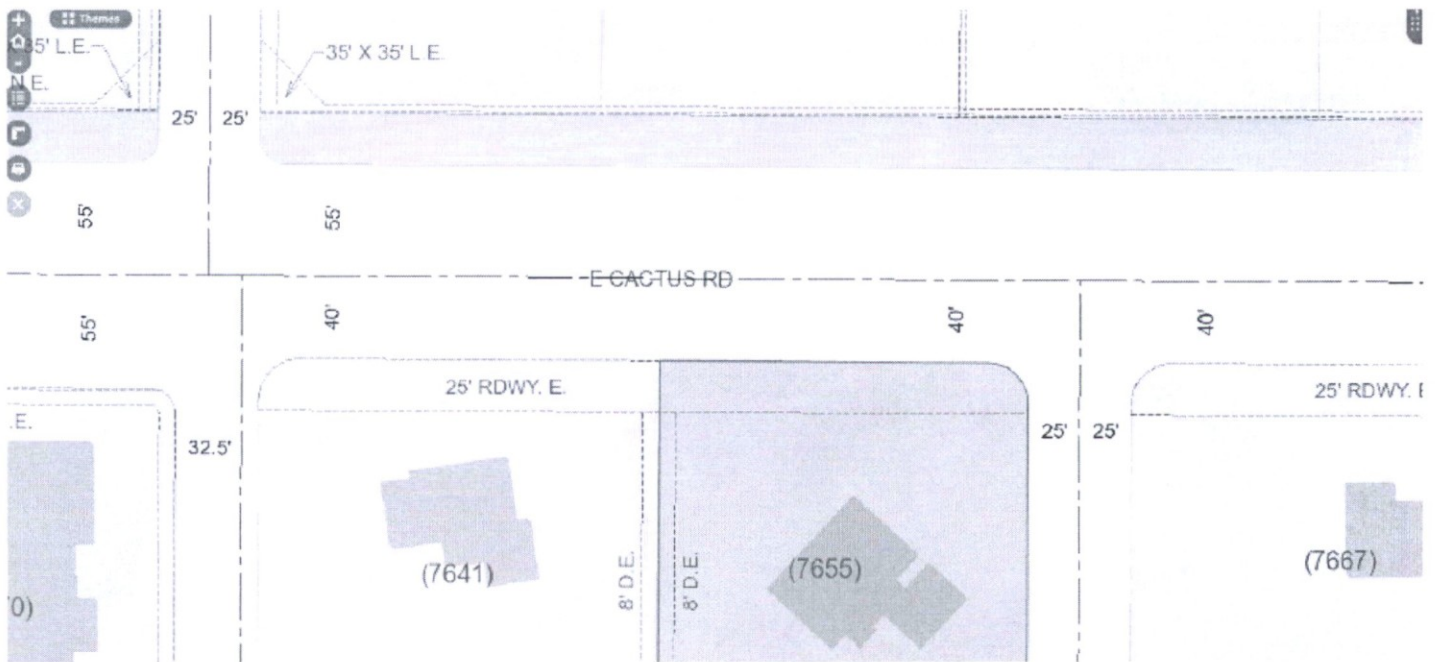
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Application Narrative document

My name is Robert F. Sonders.

This is a request to abandon the roadway easement that is a 25 foot area that runs parallel with Cactus Road. Along the south side of Cactus Road. The easement was put in place around 1961, when the subdivision was first developed. There are only three original lots that have the easement in place. We are requesting this easement be removed (abandoned).

- 12187 N 76th Place (Formerly 7641 East Cactus Rd)
- 7655 East Cactus Rd
- 7667 East Cactus Rd



Compensation consideration for abandonment.

Our analysis arrived at .15 per square foot. Our analysis was based on a few factors.

- Maricopa County Assessor records for 2016.
- Valuation regarding land abutting to and parallel with a busy traffic thoroughfare.

Valuation formulas (inclusive of all three properties for consideration)

- Total square footage to be abandoned.
 - Street frontage x abandonment depth = total square footage.
 - (168 + 168 + 205) = 541 feet x 25 feet = 13,525 square feet

- Retained 8 linear feet of the abandonment as public utility parallel with Cactus Road.
 - $(168 + 168 + 205) = 541$ feet x 8 feet = 4,328 square feet
 - 4,328 square feet retained for utility easement parallel to Cactus road.
- Remaining compensation for abandonment area at .15 cents a square foot.
 - $13,252$ square feet – $4,328$ square feet = $9,197$
 - $9,197 \times .15 = \$1,379.55$ (will be divided between the three homeowners @ \$459.85 each)

My contact information is:

Robert F and Leslie E Sonders

7655 East Cactus Rd Scottsdale AZ 85260

rob@sonders.com

720.530.0567

Thank you,

Robert F. Sonders