

#### 4: Application Narrative and 6: Consideration for Abandonment Information

##### Objective:

Bring property into alignment with the planned Transportation and Sewer and Water Department needs of the City of Scottsdale.

Property owner to add an additional 5 foot dedicated easement/right of way on the East Boundary of the property to bring the total dedicated Right-of-Way up to 25 feet.

In conjunction with this the remaining General Land Office Patent Easements are no longer required the Owners are petitioning to have the remaining easements released/abandoned and are prepared to compensate the city of Scottsdale for these easements. The release areas are an 8 foot wide strip of land on the East Boundary and 33 foot wide strip on the Southern boundary.

Property owner to add

- Water meter easement -10 foot wide strip from the Eastern easement to the center of the water meter and a 6 foot radius from the center of the meter into the subject property.
- Water and Sewer Right of Way on the South Boundary of the property. This is a 15 foot wide strip on the southern boundary.

The City of Scottsdale Real Estate department has assigned a value GLO PE release at \$0.50 per square foot. Other similar properties in the area have been allowed a \$0.20 per square foot compensation for the Water and Sewer Easements.

Calculation of the compensation to be provided is as follows.

##### GLO PE 33 Foot Southern Boundary Area Calculation

Width of GLO PE release on Southern boundary  
 $330.88' - 25' = 305.88' +/-$

GLO PE Release area (southern boundary)  
 $305.88' \times 33' = \mathbf{10,094.04 \text{ Square Feet } +/-}$

##### GLO PE 8 foot Eastern Boundary Area Calculation

Length of GLO PE release on eastern boundary  
 $329.78' - 33' = 296.78' +/-$

Release area (eastern boundary)  
 $296.78' \times 8' = \mathbf{2,374.24 \text{ Square Feet } +/-}$

##### Total Area GLO PE to be released

$10,094.04 \text{ Sq Ft} + 2,374.24 \text{ Sq Ft} = \mathbf{12,468.28 \text{ Sq Ft}}$

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##### **GLO PE Value Calculation**

**12,468.28 Sq Ft X \$0.50 per Sq Ft = \$6,234.14**

##### **Valuation of the Water and Sewer Easements calculation – Consistent with cases 4-AB-2020 and 7-AB-2021**

15 Foot wide X 330.89+/- Water and Sewer area per Registered Surveyor - 4,963.3 Sq Ft  
Area in Existing and proposed city easement 25 Ft x 15 Ft. - 375 Sq Ft  
Water and Sewer Easement in Released GLO Area  $4,963.3 - 375 =$  4,588.3 Sq Ft

##### **Water and Sewer Easement Valuation**

4,588.2 Sq Ft X \$0.20 per Sq Ft = \$917.64

##### **Water Meter Easement**

Registered Surveyor Area Calculation (from Property Line) - 395.72 Sq. Ft.  
Area in Existing and proposed city easement 25 Ft x 10 Ft. - 250 Sq. Ft.  
Water Meter Easement in Released GLO Area and Private Property  $395.72 - 250 =$  145.72 Sq. Ft.

##### **Water Meter Easement Valuation**

145.72 Sq Ft X \$0.20 per Sq Ft = \$29.14

##### **Total Transaction Valuation**

\$6,234.14 - \$917.64 – \$29.14= \$5,287.36

## Photos of Existing Conditions August 25, 2024

Property Address: 26800 N. 78<sup>th</sup> Street, Scottsdale AZ

APN:212-22-049

Pre-Application Number:650-PA-2024

Parcel Size: 108,259 sq.ft. +/- or 2.5 +/- Acres

Zoning: R1-70 ESL FO

Location 3 Northeast Corner of Property

Photo 9 Looking Southwest



Photos of Existing Conditions August 25, 2024

Location 3 Northeast Corner of Property  
Photo 10 Looking Northwest



Photos of Existing Conditions August 25, 2024

Location 3 Northeast Corner of Property  
Photo 11 Looking Northeast



Photos of Existing Conditions August 25, 2024

Location 3 Northeast Corner of Property  
Photo 12 Looking Southeast



Photos of Existing Conditions August 25, 2024

Location 4 Southeast Corner of Property  
Photo 13 Looking Northwest



Photos of Existing Conditions August 25, 2024

Location 4 Southeast Corner of Property  
Photo 14 Looking Northeast



Photos of Existing Conditions August 25, 2024

Location 4 Southeast Corner of Property  
Photo 15 Looking Southeast



Photos of Existing Conditions August 25, 2024

Location 4 Southeast Corner of Property  
Photo 16 Looking Southwest



New Construction within ¼ Mile

26795 N 77<sup>th</sup> Street (new construction on lot with existing residence)



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Location 1 Southwest Corner of Property

Photo 1 Looking Northwest



Photos of Existing Conditions August 25, 2024

Location 1 Southwest Corner of Property  
Photo 2 Looking Northeast



Photos of Existing Conditions August 25, 2024

Location 1 Southeast Corner of Property  
Photo 3 Looking Southwest



Photos of Existing Conditions August 25, 2024

Location 1 Southwest Corner of Property  
Photo 4 Looking Southwest



Photos of Existing Conditions August 25, 2024

Location 2 Northwest Corner of Property  
Photo 5 Looking Southwest



Photos of Existing Conditions August 25, 2024

Location 2 Northwest Corner of Property  
Photo 6 Looking Northwest



Photos of Existing Conditions August 25, 2024

Location 2 Northwest Corner of Property  
Photo 7 Looking Northeast



Photos of Existing Conditions August 25, 2024

Location 2 Northwest Corner of Property  
Photo 8 Looking Southeast

