



To: City of Scottsdale, Planning and Development Department

From: Jamaal Ragland, P.E.
Creative Real Estate Route, LLC

Date: October 30th, 2025

Subject: Application Narrative for Project No. 798-PA-2020
11345 E Beryl Ave, Scottsdale, AZ 85259

To whom it may concern:

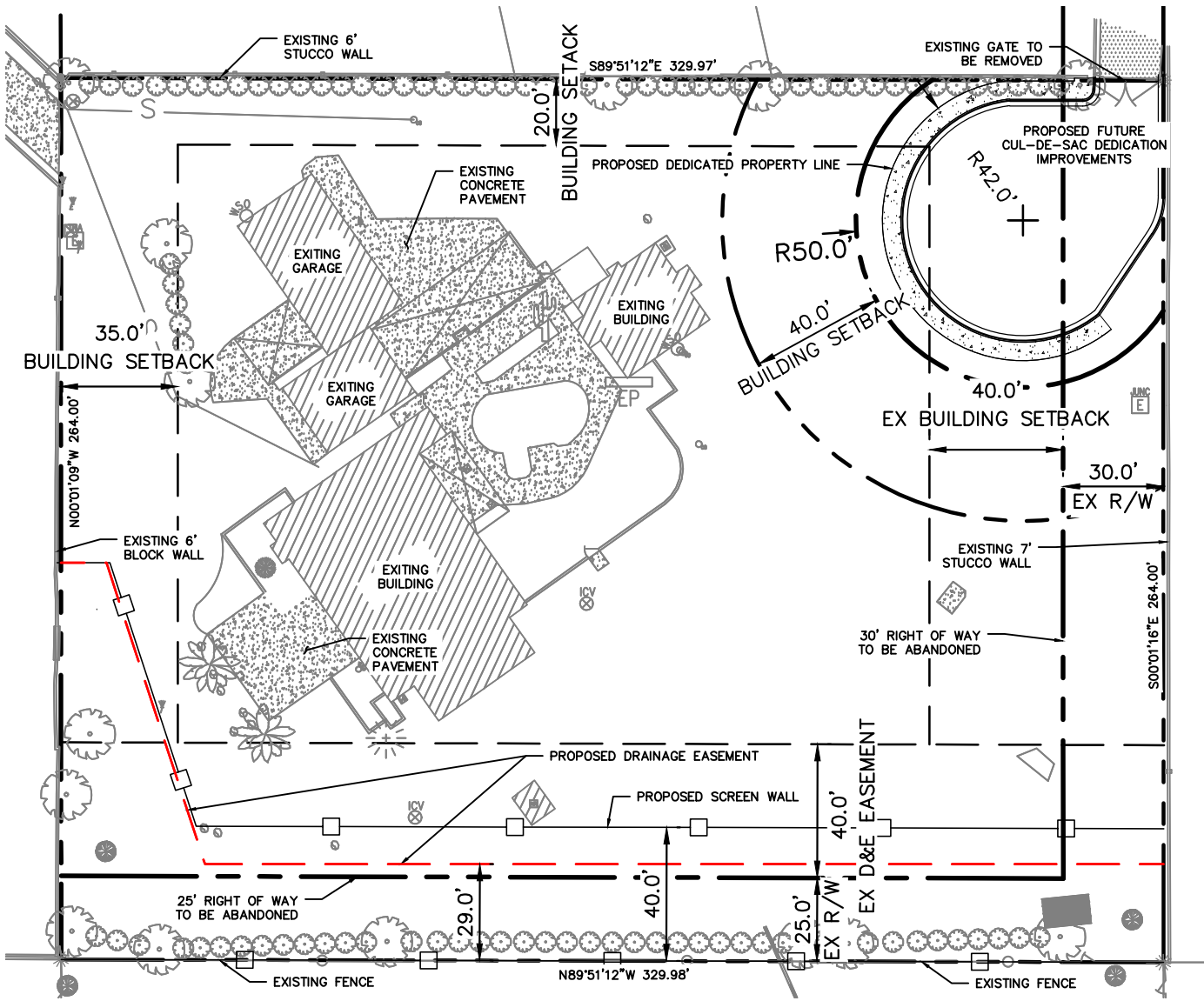
This narrative serves as a reasoning of request for the proposed removal of an existing 25 ft and 30 ft right-of-way easement and modification of an existing 40 ft drainage easement within the subject property located at 11345 E Beryl Ave, Scottsdale AZ, 85259. See **attachment A** for the modified proposed drainage easement location.

The subject lot contains an existing residential house with a drainage easement that exist along the south boundary of the lot, north of the right of way. A graded drainage channel exists at the south boundary of the channel, however, under current conditions the drainage channel is located outside of the drainage easement and within the existing right of way. The project proposes to remove the existing right of way at the south of the property, as it deemed no longer needed, leave the existing drainage channel as is, and modify the existing drainage easement to properly cover the drainage channel. Additionally, a screen fence is proposed along the drainage easement to prevent animals from crossing over from the south portion of the property. The screened fence will still allow for storm water to flow through and not disturb any existing drainage patterns.

Proposed compensation for the abandonment request should be 50 cents per sf per the real estate department. Proposed compensation is 15,405 sf of abandonment = \$7,702.5.

Jamaal Ragland P.E. 79693,

ATTACHMENT A
Right Of Way Abandonment Exhibit



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- BUILDING SETBACK LINE
- EXISTING STREET CENTERLINE

OWNER NAME & ADDRESS

AMITESH KASERA
 11345 E BERYLE AVE
 SCOTTSDALE, AZ 85259
 PHONE: 702-319-1520
 E-MAIL: AMIT2222@GMAIL.COM

LEGAL DESCRIPTION

APN: 217-33-034J

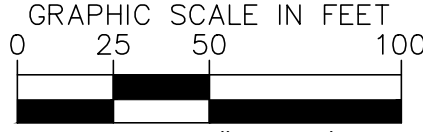
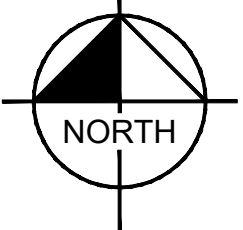
REFER TO DESCRIPTION FOR RIGHT-OF-WAY TO BE ABANDONED, DESCRIPTION FOR DRAINAGE EASEMENT, AND CUL-DE-SAC DEDICATION DOCUMENTS FOR LEGAL DESCRIPTION.

SITE INFORMATION

EXISTING ZONING: R1-43

PROJECT AREA: 2.00 AC/ 87,113 SF

NEIGHBORING PROPERTY TO THE SOUTH INFORMATION:
 ABANDONMENT RECORDING NUMBER 2006-0093985



SCALE: 1" = 50'
 WHEN PRINTED AT FULL
 SIZE 8.5"X11"

RIGHT OF WAY ABANDONMENT EXHIBIT



5/15/2025

Jamaal Ragland
Amitesh Kasera & Poonam Singh
11345 E Beryl Ave
Scottsdale, AZ 85259

RE: **6-AB-2024**
114th St Abandonment
838M2 (Key Code)

Jamaal Ragland:

Planning & Development Services has completed review of the above referenced development application submitted on 04/09/2025. The following comments represent issues or deficiencies identified by the review team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines.

Significant Zoning Ordinance or Scottsdale Revise Code Issues

The following code and ordinance related issues have been identified and must be addressed with the resubmittal. Addressing these items is critical to determining the application for public hearing and may affect staff's recommendation. Please address the following:

Current Planning:

1. Revise Site plan to show all existing improvements including pavement and walls. Textures, shading, or hatching are not required. *Response: existing walls and pavement added to plan.*

Civil Engineering: Robert Dalton, 480-312-2723, rdalton@scottsdaleaz.gov

2. SRC 48-7: All residential lots shall have frontage on and access to a public or private street. Cul-de-sac shall be stipulated. Applicant to acknowledge accordingly. *Response: Noted.*

Land Division/Subdivision: Alex Tilley, 480-312-2532, ATilley@scottsdalez.gov

3. SRC 48-3 + 4: Platting will be required for the right-of-way abandonment. Easement dedications may also be accomplished via the plat but any easement abandonments (RELEASE) will require a separate Map of Release. Applicant to acknowledge accordingly
Response: Noted.

Significant Policy Issues

The following policy related issues have been identified. Though these issues may not be as critical to determining the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

Civil Engineering: Robert Dalton, 480-312-2723, rdalton@scottsdaleaz.gov

4. DSPM 5-3.800.: Cul-de-sac residential ROW radii shall be 50' minimum. Update site plan accordingly. Response: Updated.

Land Division/Subdivision: Alex Tilley, 480-312-2532, ATilley@scottsdalez.gov

5. DSPM 2-1.601: A 16' minimum alley width is required adjacent to single family residences and alleys are not allowed to dead end. Update site plan to show 16ft alley connection from the existing alley on the western parcel to N 114TH St.

Response: Per conversation with Alex, the 16' min alley width is not required anymore.

6. DSPM Chapter 3: A title report meeting all of the requirements listed at this link: https://www.scottsdaleaz.gov/docs/default-source/scottsdaleaz/planning---development/forms/titleevidence.pdf?sfvrsn=1c067b99_1 will be required with the final plat submittal. Applicant to acknowledge.

Response: Noted.

Storm Water: Edward Gookin, 480-312-4308, egookin@scottsdaleaz.gov

7. Provide release of existing drainage easement documentation. Response: Noted.
8. Provide technical memorandum documenting 100 year flow in channel, and whether it is contained in the channel. Response: Provided.
9. Provide contours and callouts showing the extents of the existing channel and any entrances and exits from the property. Response: Provided.

Technical Issues

The following technical corrections have been identified. Though these items may not be critical to scheduling the case for public hearing, they may affect a decision on the construction plan submittal and should be addressed as soon as possible. Please address the following:

Real Estate: Wendy Hardy, 480-312-7066, wenh@scottsdaleaz.gov

10. No title report was provided. Submit a title report that complies with 'Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department' Revised April 2025. Title report shall include the city owned land that is part of the proposed request. Response: Provided.
11. The narrative dated 2/3/2025 and the notification letter dated 3/14/2025 describe the abandonment of the south 25' and 40' drainage easement but does not call out the abandonment of the east 30'. The Description for Right of Way to be abandoned Exhibit sealed 11/25/2024 describes and depicts 30' ROW on East side as well as the S25' as being abandoned. Revise narrative and notification letter accordingly. The abandonment notification letter only addresses the S25' and drainage easement. Need to request this letter be updated to also reflect the E30' and resend out to utility providers. Response: Updated.
12. Lot Description on Right of Way Abandonment Exhibit (undated) is incorrect and not sealed. Should be E2 E2 vs E2 E2 E2. It also lists the lot as 2.00 ac or 87,113 sf. Where is this information coming from? Is that the lot size if the eastern and southern ROW were abandoned? Also this Exhibit does not mention the abandonment of the E30'. All information provided should match. Response: Updated.
13. Update Description for Right of Way to be abandoned Exhibit dated 11/25/2024 to show a total square footage to be abandoned. Include the total square footage proposed for abandonment. Provide closure report. Response: Updated.

14. Exhibit for Cul-De-Sac Dedication sealed 11/25/2024 does not show the 15' alley along south edge of parcel which will exist No even after abandonment. Will the cul-de-sac to be dedicated be owned in fee ROW or private?

Response: 15' alley is not apart of the site and will not be affected by the abandonment. Owned in fee of ROW.

15. SRP states this is APS service area and APS has not responded. Need written authorization from APS. Response: Pending Response.

With the gained square footage from the abandonment the lot could potentially subdivide. Address if that is the desired final condition

Please submit the revised application requirements and supplemental information identified in Attachment A. Once reviewed, staff will determine if the application is ready to be determined for a hearing, or if additional information is needed.

The Zoning Administrator may consider an application withdrawn if a resubmittal 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, contact case reviewer identified below.

Regards,



Jason Katz
Planner

cc: AMITESH KASERA & POONAM SINGH
11345 E Beryl Ave
Scottsdale, AZ 85259
(623) 738-5766 (PHONE)

City Review Staff Contacts

Engineering:

Eliana Hayes, 480-312-2757, ehayes@scottsdaleaz.gov

Robert Dalton, 480-312-2723, rdalton@scottsdaleaz.gov

Storm Water:

Hasan Mushtaq, 480-312-4317, hmushtaq@scottsdaleaz.gov

Edward Gookin, 480-312-4308, egookin@scottsdaleaz.gov

Transportation:

Greg Davies, 480-312-7829, gdavies@scottsdaleaz.gov

Land Division:

Alex Tilley, 480-312-2532, ATilley@scottsdaleaz.gov

Real Estate:

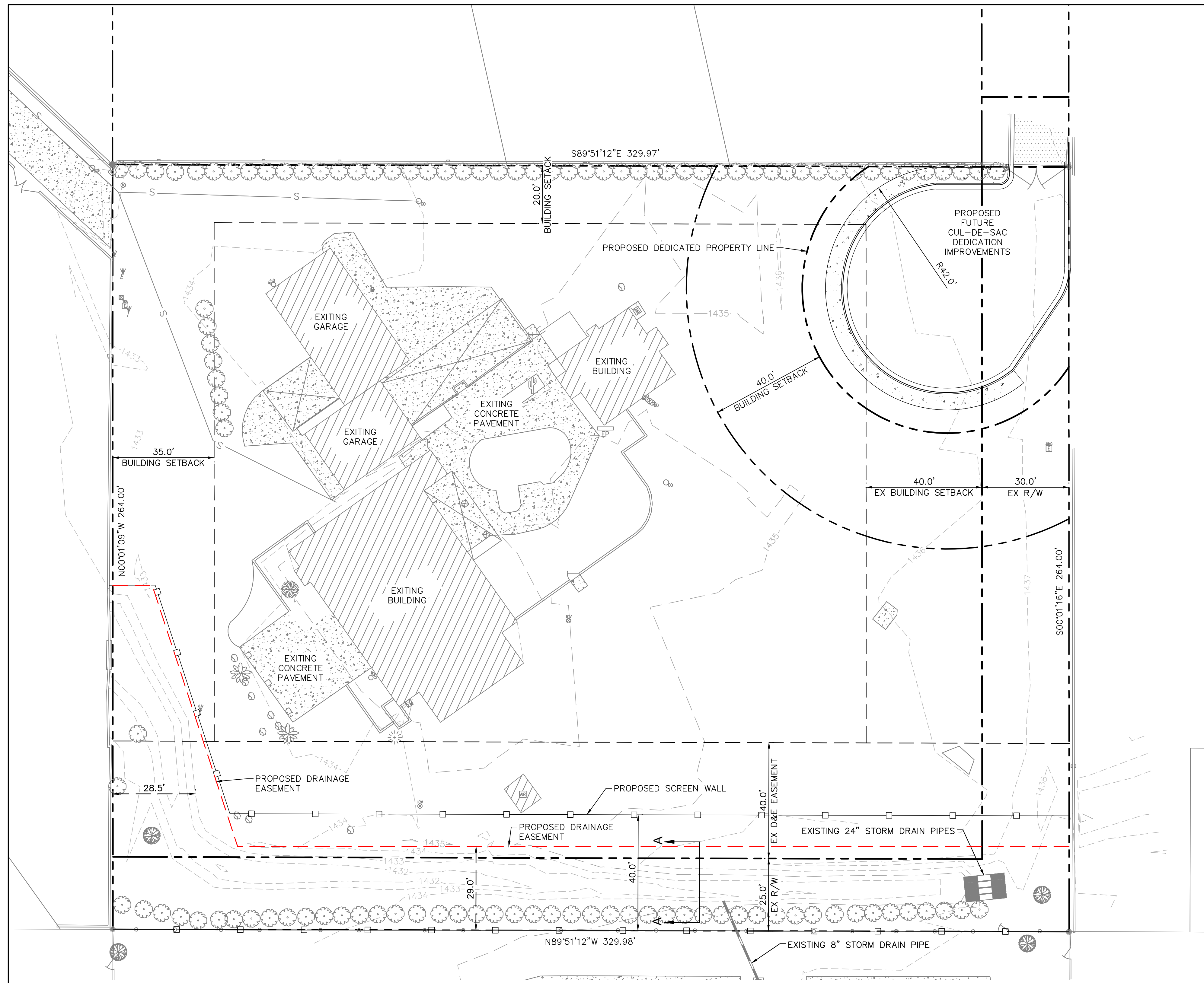
Wendy Hardy, 480-312-7066, wenh@scottsdaleaz.gov

**ATTACHMENT A
Resubmittal Checklist**

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

All files shall be uploaded in PDF format. Application forms and other written documents or reports should be formatted to 8.5 x 11, and plans should be formatted to 11 X 17.

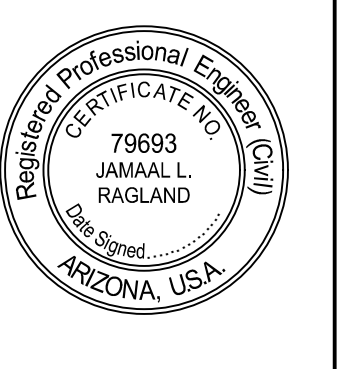
- Comment Response Letter – Provide responses to the issues identified in this letter
- Summary of modifications made resulting from Public Input and staff comments
- Commitment for Title Insurance
- Results of Alta Survey
- Drainage Report
- Grading & Drainage Plan
- Preliminary Plat



GENERAL GRADING NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EROSION CONTROL AND SEDIMENTATION PLAN FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND STORM WATER POLLUTION PREVENTION.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
9. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE GRAVEL MULCH. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
12. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
13. ALL CONSTRUCTION SHALL COMPLY TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE COBB COUNTY STANDARDS.
14. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
15. ANY PUBLIC SIDEWALK, CURB, AND GUTTER DISTURBED DURING CONSTRUCTION SHOULD BE REPLACED IN KIND.

NO.	REVISIONS	DATE	BY



LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT OF WAY
- - - -	BUILDING SETBACK LINE
- - - -	EXISTING CONTOUR LINE
- - - -	PROPOSED CONTOUR LINE
- - - -	EXISTING STREET CENTERLINE

OWNER NAME & ADDRESS
 AMITESH KASERA
 11345 E BERYLE AVE
 SCOTTSDALE, AZ 85259
 PHONE: 702-319-1520
 E-MAIL: AMIT2222@GMAIL.COM

LEGAL DESCRIPTION
 APN: 217-33-034J

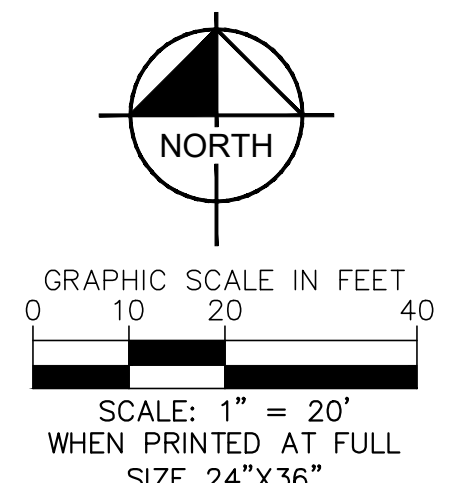
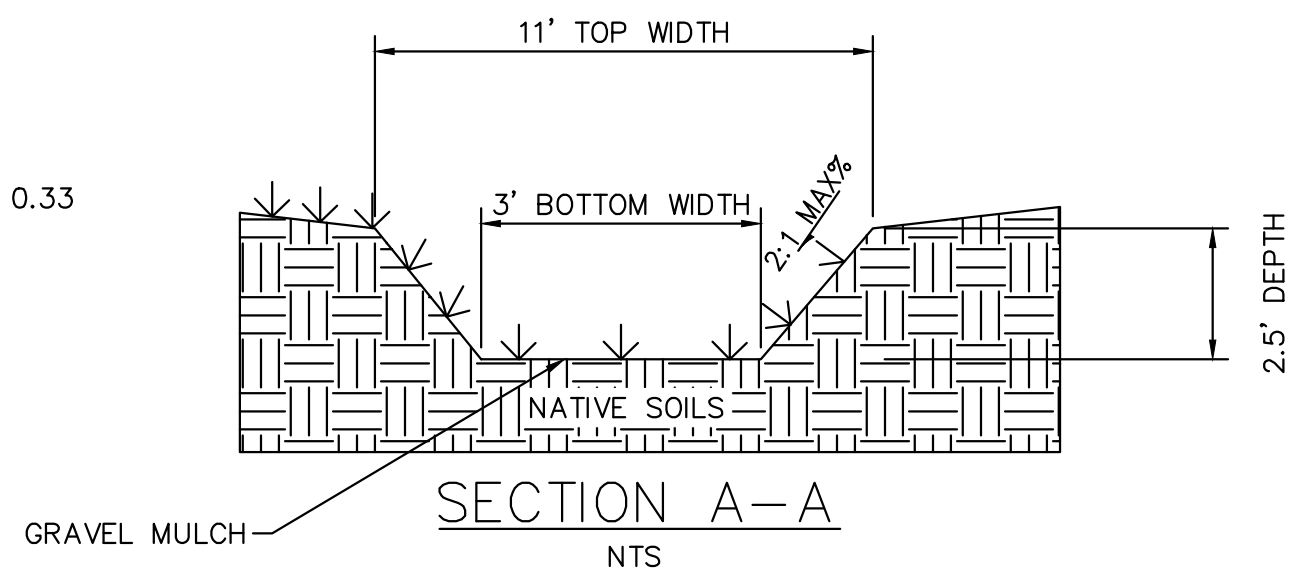
THE SOUTH 264 FEET OF THE SOUTH 606.88 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE INFORMATION
 EXISTING ZONING: R1-43
 PROJECT AREA: 2.00 AC/ 87,113 SF

EXISTING OPEN STORM DRAIN CHANNEL CALCULATIONS

TOP WIDTH: 11 FT
 BOTTOM WIDTH: 3 FT
 SIDE SLOPE (H:V): 2:1
 TOTAL DEPTH: 2.5
 RUNNING SLOPE AVG: 0.81%
 AREA: 20 FT²
 WETTED PERIMETER: 14.18 FT
 HYDRAULIC RADIUS: 1.41 FT
 MANNING'S ROUGH COEFFICIENT: 0.33

FLOW: 101.92 FT³/S
 VELOCITY (V): 5.1 FT/S



11345 E BERYL AVE
 SCOTTSDALE, AZ 85259
 PREPARED FOR
 AMITESH KASERA
 SCOTTSDALE, AZ

SHEET NUMBER
G1.0

DESCRIPTION FOR CUL-DE-SAC DEDICATION 11345 E. BERYL AVENUE SCOTTSDALE, ARIZONA

A portion of the Northwest quarter of Section 27, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 27, being marked with a brass cap in a handhole, said point being North 00 degrees 03 minutes 28 seconds West 2640.52 feet from the West quarter corner of said Section 27, being marked with a brass cap in a pothole;

Thence along the North line of the Northwest quarter of said Section 27, South 89 degrees 52 minutes 50 seconds East 1319.74 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 27;

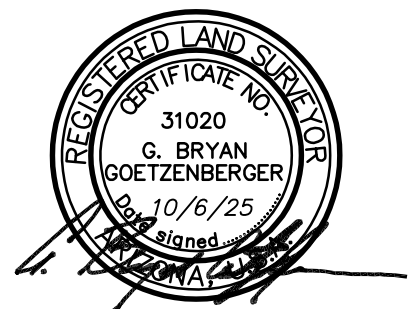
Thence along the East line of the Northwest quarter of the Northwest quarter of said Section 27, South 00 degrees 04 minutes 09 seconds East 1055.75 feet to the Northeast corner of the South 264.00 feet of the Northwest quarter of the Northwest quarter of said Section 27, said point being the POINT OF BEGINNING;

Thence continuing along said East line, South 00 degrees 04 minutes 09 seconds East 69.01 feet to the beginning of a non-tangent curve to the right, the center of which bears North 57 degrees 12 minutes 34 seconds West with a radius of 50.00 feet;

Thence along said non-tangent curve to the right, through a central angle of 204 degrees 26 minutes 39 seconds, an arc length of 178.41 feet, to a point on the North line of the South 264.00 feet of the Northwest quarter of the Northwest quarter of said Section 27;

Thence along said North line, South 89 degrees 54 minutes 20 seconds East 69.01 feet to the POINT OF BEGINNING.

Comprising 0.169 acres or 7,359 square feet, subject to all easements of record.



JOB NO.: 241064
SECTION: 27
TOWNSHIP: 3 NORTH
RANGE: 5 EAST
DATE: OCTOBER 6, 2025
SHEET 1 OF 3



ALLIANCE
LAND SURVEYING, LLC

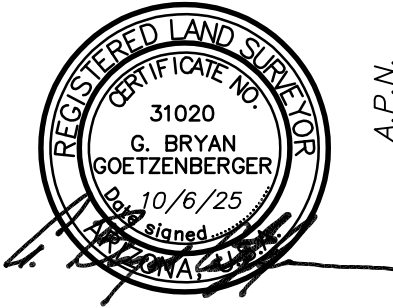
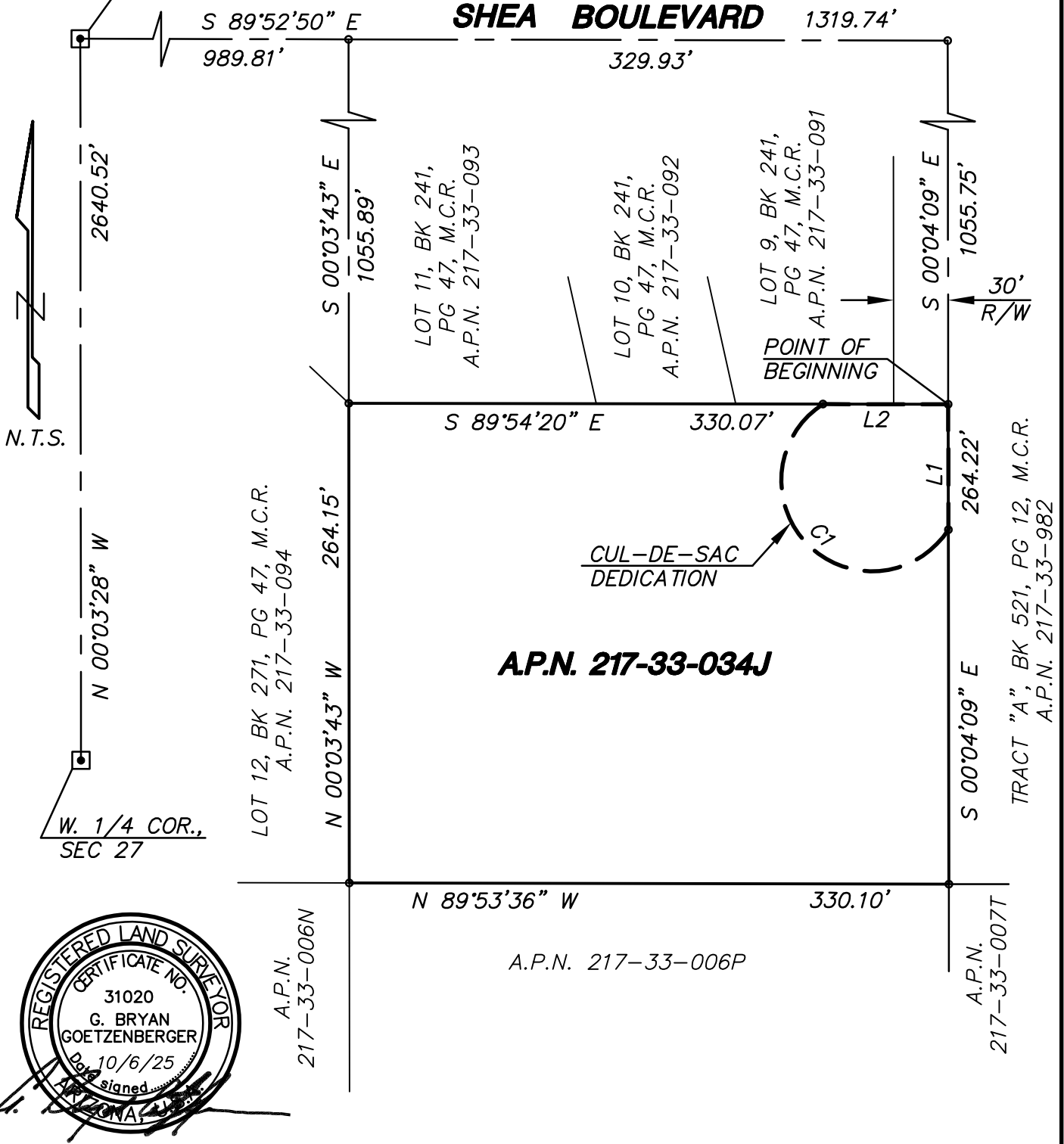
www.alliancelandsurveying.com

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616

contactus@azals.com

EXHIBIT FOR CUL-DE-SAC DEDICATION 11345 E. BERYL AVENUE SCOTTSDALE, ARIZONA

NW. COR., SEC 27
POINT OF COMMENCEMENT



JOB NO.: 241064
SECTION: 27
TOWNSHIP: 3 NORTH
RANGE: 5 EAST
DATE: OCTOBER 6, 2025
SHEET 2 OF 3

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303

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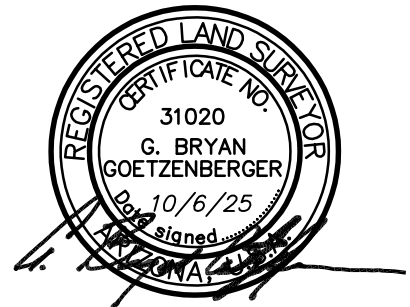
www.alliancelandsurveying.com contactus@azals.com

TABLES FOR CUL-DE-SAC DEDICATION

11345 E. BERYL AVENUE SCOTTSDALE, ARIZONA

LINE	BEARING	DISTANCE
L1	S 00°04'09" E	69.01'
L2	S 89°54'20" E	69.01'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	178.41'	204°26'39"	N 44°59'14" W	97.73'



JOB NO.: 241064
 SECTION: 27
 TOWNSHIP: 3 NORTH
 RANGE: 5 EAST
 DATE: OCTOBER 6, 2025
 SHEET 3 OF 3



ALLIANCE
 LAND SURVEYING, LLC

www.alliancelandsurveying.com

7900 N. 70th AVENUE
 SUITE 104
 GLENDALE, AZ 85303
 TEL (623) 972-2200
 FAX (623) 972-1616

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