

Application Narrative

August 2021

Property Address:

12549 E Cochise Dr, Scottsdale, AZ 85259, APN: 217-32-037G

And

12595 E Cochise Dr, Scottsdale, AZ 85259, APN: 217-32-037H

Introduction

The Applicant has requested to abandon the 33' GLO located on the north and west of parcel 217-32-037G and the north and east of parcel 217-32-037H. A water line easement is proposed for the east side of parcel 217-32-037H to replace the 33' GLO.

Abandonment Request

The abandonment request is for a 2 ½ acre lot which has been split into two single family residential custom home sites. With the request of the lot splits, we have been forced to lose a part of the land for a GLO easement and another for NAOS dedication. Because of the new requirement for lot splits, another dedication for retention drainage easement has been applied as well. This has reduced the use of this single family lot to a minimum with the retention easement dedication to the City in the rear yard of the house. The 126th St to the south is no longer being continued to the north, therefore justifying the abandonment of the 33' GLO easement to the east. We have provided a legal description for recording of a dedicated easement for a water line for the City. The GLO easements are not functional and do not provide any required access for vehicles or utilities other than the water line to the east which is to be replaced by a water line easement. The abandonment of these easements will not impact the current zoning or use of the property. The Applicant is not proposing to change the physical layout or use

of the Property in any manner in conjunction with this abandonment request. The Applicant is simply seeking to eliminate intrusions on the Property that are no longer necessary. Abandonment of the GLO on the east side is justified as 126th St is no longer a continued street to Cochise from the South and a dedicated easement will be provided for the water line. The 33' easement of the GLO on the west of the property serves no purpose. The 33' easement of the GLO on the north of the property is no longer needed as 40' of Right of Way has been dedicated for Cochise Drive as well as an 8' Public Utility Easement.

Per the City recommendation, the owner agrees to the \$.50 cent per square foot valuation policy.