

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 210012

Your abandonment request was granted **CONDITIONAL APPROVAL** by **Christopher DePerro, Abandonment Hearing Officer**.

This request will NOT be completed until all the stipulations have been met and this request is formally adopted by City Council. It is the **APPLICANT'S RESPONSIBILITY** to ensure that all stipulations are satisfied. **Please contact Maggie Dellow at (602) 256-3487** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations your request will be scheduled for City Council action.

If the stipulations of abandonment are not completed within **two years** from the date of your conditional approval (**your expiration date is April 29, 2023**), this request will then expire. At that time a new submittal will be required along with the required payment for the abandonment process. A one time, **one year** extension can be requested prior to the expiration date, with applicable extension fee due.



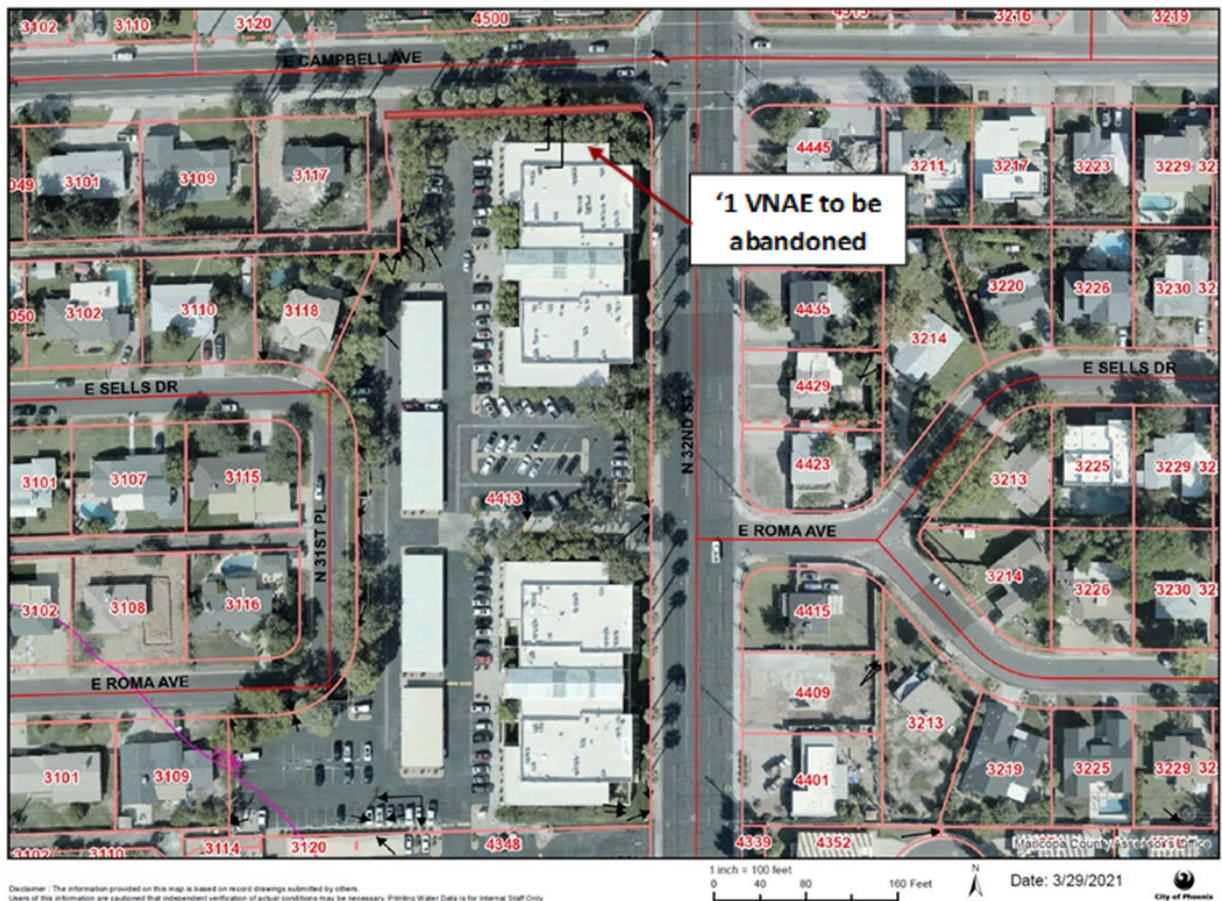
City of Phoenix

Planning and Development Department

April 29, 2021
Abandonment Staff Report: **ABND 210012**
Project# **20-1112**
Quarter Section: **17-34**

<u>Location:</u>	4413 North 31st Place
<u>Applicant:</u>	Wendy Riddell
<u>Request to abandon:</u>	The 1-foot vehicular non-access easement running along the north side of APN 163-03-129.
<u>Purpose of request:</u>	The vehicular non access easement requirement was a result of a stipulation of Z-220-83. Through PHO 2-20-Z-220-83 ratified by Council on November 4, 2020, vehicular non-access easement requirement was removed. Access is now proposed off of Campbell Avenue.
<u>Hearing date:</u>	April 29, 2021

Planning and Development



Hearing Summary

Mr. Christopher DePerro, the Hearing Officer called the hearing to order at 9:35 AM on April 29, 2021. Mr. DePerro then asked the Abandonment Coordinator to introduce abandonment case ABND 210012.

Ms. Maggie Dellow, the Abandonment Coordinator introduced the case by reading the abandonment case into the record by stating the applicant, location, abandonment request, and purpose of the request, as well as City staff research.

Mr. DePerro then started the discussion by asking the applicant if they would like to add any additional comments regarding the abandonment request.

Ms. Wendy Riddell explained that the request to remove the vehicular non-access easement (VNAE) was thoroughly vetted through the Planning Hearing Officer (PHO) process, and received unanimous approval from the Camelback East Village, the Planning Commission, and City Council.

Mr. DePerro explained that one thing that would need to be paid special attention to is maintaining the sight visibility triangles at the new driveway entrance. However, Mr. DePerro shared that this issue is outside of the scope of the abandonment hearing and would be handled during site plan review.

The Hearing Officer reviewed the recommended stipulations with the applicant.


The Hearing Officer granted a conditional approval subject to the stipulations in the staff report.

Stipulations of Conditional Approval

The request of abandonment is conditionally approved by the Abandonment Hearing Officer.
The following stipulations will need to be met:

1. All stipulations must be completed within two years from the Abandonment Hearing Officer's decision.

This conditional approval has been reviewed and approved by the Abandonment Hearing Officer.

Hearing Officer Signature:  _____ Date: 5/24/21

REPORT SUBMITTED BY: Maggie Dellow, Abandonment Coordinator

cc: Applicant/Representative, Wendy Riddell
Christopher DePerro, Abandonment Hearing Officer