

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 200549

Your abandonment request was granted **CONDITIONAL APPROVAL**.

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 602-262-7399** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations your abandonment request will be scheduled for City Council formal approval. You will receive a copy of the abandonment document after it has been recorded with Maricopa County.

If the stipulations of abandonment are not completed within **one year** from the date of your conditional approval (**your expiration date is November 17, 2021**), this request will then **expire**. At that time a new submittal will be required along with the required payment for the abandonment process.



City of Phoenix

Planning and Development Department

November 17, 2020

Abandonment Staff Report: **ABND 200549**

Project# **16-86**

Location:

North of Happy Valley Road and East of
21st Avenue

Applicant:

Chandra McCarty; EPS Group Inc.

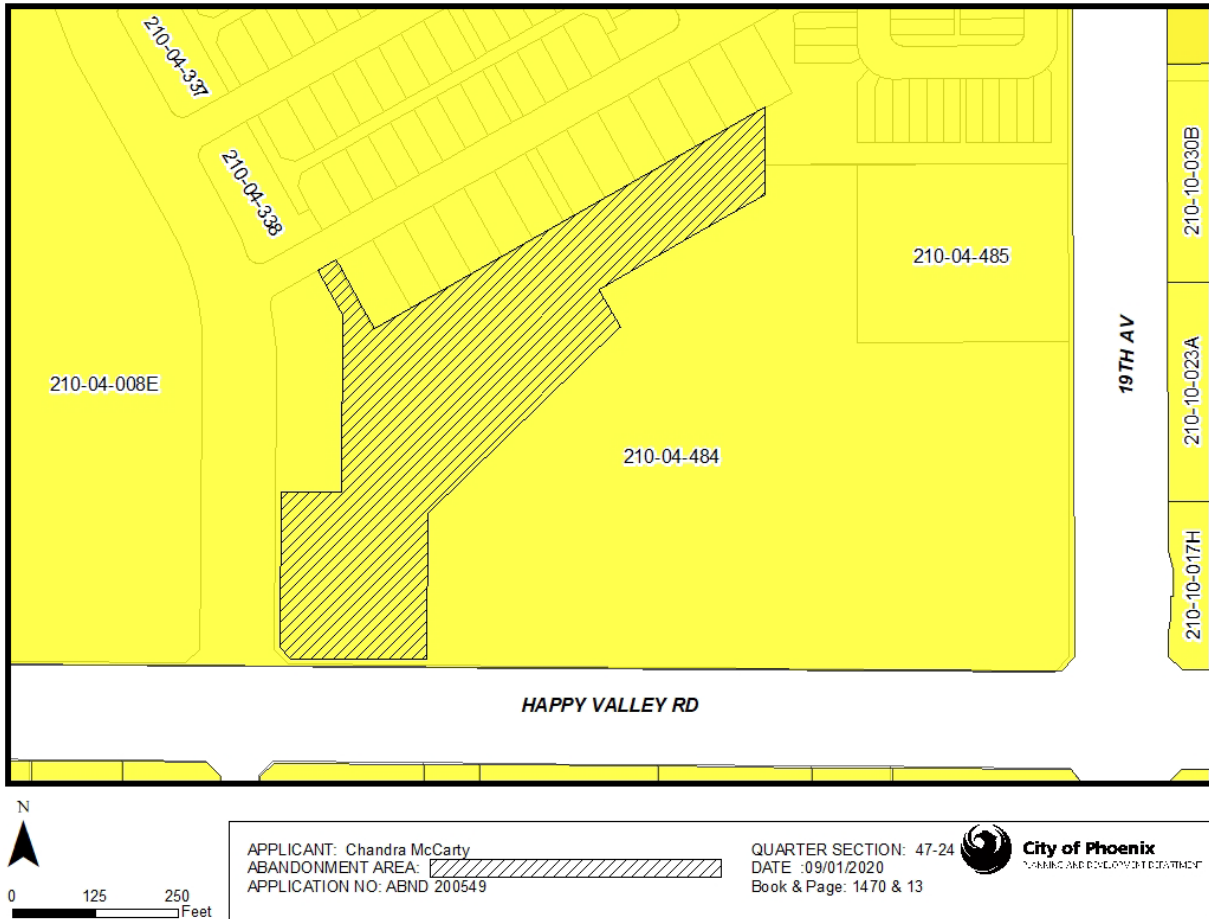
Request to abandon:

To abandon drainage easement, recorded
with document number 2017-0464524;
located Northeast Corner of 21st Avenue
and Happy Valley Road.

Purpose of request:

Existing drainage easement shall be
abandoned, and a new drainage easement
shall be dedicated on the Final Plat for BB
Living at Union Park. The new drainage
easement has been reconfigured to provide
the necessary area needed for drainage
while accommodating the site plan for the
development

EXHIBIT A



City Staff Comments and Recommendations

PDD Civil Reviewer: "This abandonment and PLAT 200563 will run concurrently."

PDD Traffic Reviewer: "Recommend approval."

Street Transportation: No comments received.

Street Transportation, Lights: "Recommend approval."

Street Transportation, PDP: No comments received.

WSD Water & Sewer Reviewer: "WSD has a 8' ft. X 28' ft. water and sewer easement within the requested abandonment area off of the 21st Ave alignment that has to stay in place. The rest of the requested abandonment has no stipulations."

Planning & Zoning: No comments received.

NSD Reviewer: No comments received.

Light Rail: No comments received.

Floodplain Management: No comments received.

Solid Waste: "Recommend approval."

Public Transit: "Public Transit Department does not have comment."

Stipulations of Conditional Approval

The request of abandonment ABND 200549 is conditionally approved and the following stipulations will need to be met:

1. Abandonment and PLAT 200563 to be completed concurrently.

The above stipulations must be completed within **one year** from the conditional approval decision dated November 17, 2020.

This conditional approval has been reviewed and approved.

Signature:  _____ Date: 12/22/2020

REPORT SUBMITTED BY: Emily Dawson, Abandonment Coordinator
cc: Chandra McCarty; EPS Group Inc.
Christopher DePerro, Team Leader Site Planning