

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 210008

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 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 April 9, 2022**), 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

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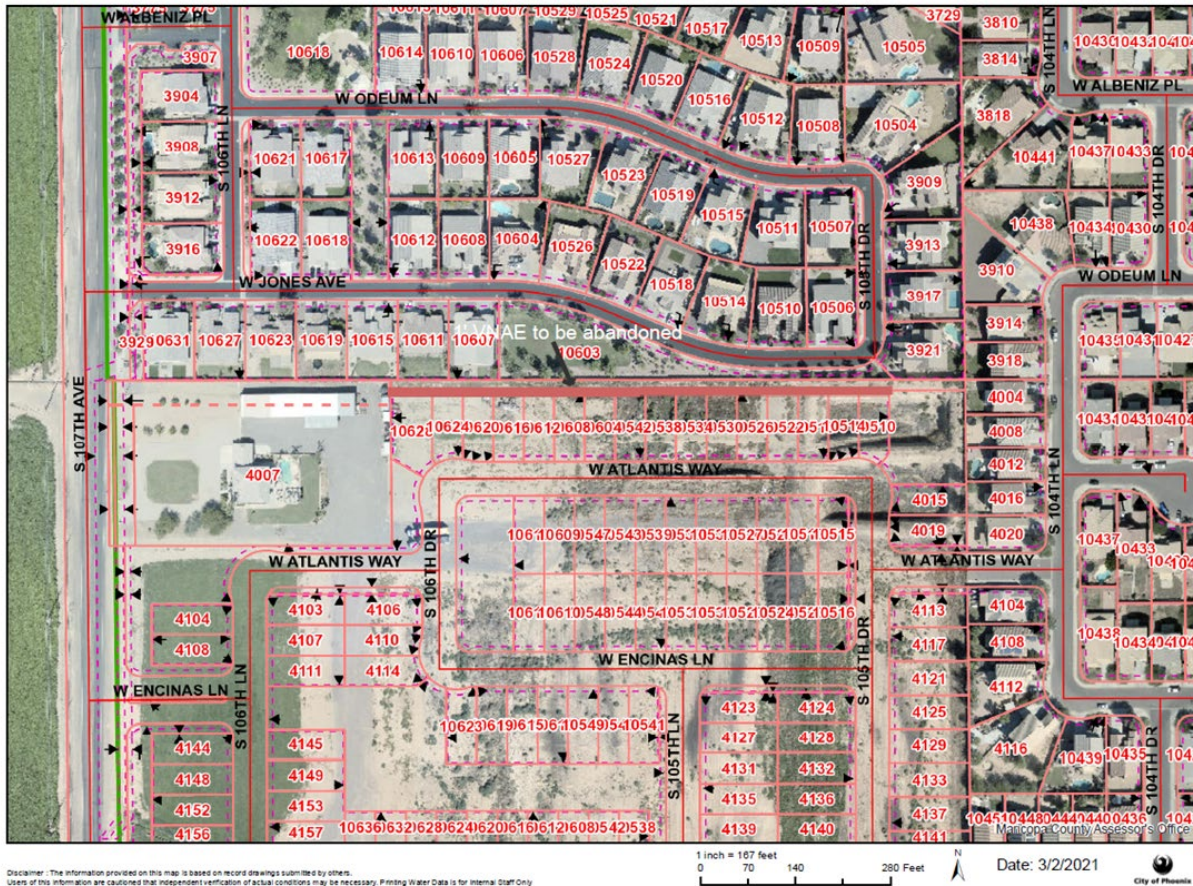
April 9, 2021

Abandonment Staff Report: ABND 210008

Project# 02-2183

<u>Location:</u>	Northeast Corner of 107 th Avenue and Broadway Road
<u>Applicant:</u>	Douglas W. Chubin, P.E.; Coe and Van Loo Consultants, Inc.
<u>Request to abandon:</u>	A 1-foot vehicular non-access easement (VNAE) on Lots 1-16 on Sunset Farms Parcel 4 (APN 101-31-477 through 101-31- 492, inclusive). The 1-foot vehicular non- access easement (VNAE) was dedicated through PLAT 190013.
<u>Purpose of request:</u>	The applicant states that they are replatting lots 1-16 to add the area of the SRP ditch into the subdivision with a new 1-foot vehicular non-access easement (VNAE) to be provided at the rear lots. As a result, the existing 1-foot vehicular non-access easement (VNAE) location would be interior to the lots and would serve no purpose.

Planning and Development



City Staff Comments and Recommendations:

PDD Civil Reviewer – Michelle Flores:

“Recommend Approval.”

PDD Site Planner – Dru Maynus:

“I don’t see an issue with the abandonment, however, now a new plat will be needed to reflect this change.”

PDD Village Planner – Enrique Bojorquez:

No comment, other than keeping a 1-foot VNAE along the side/rear of these lots affected following the re-plat of these lots.

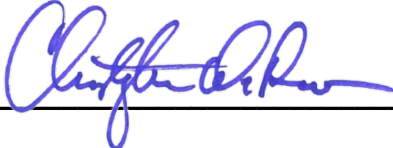
Stipulations of Conditional Approval

The request of abandonment ABND 210008 is conditionally approved and the following stipulations will need to be met:

1. A new 1-foot vehicular non-access easement (VNAE) shall be dedicated adjacent to the northern subdivision boundary, at the rear of lots 1-16.
2. The abandonment shall run concurrently with PLAT 200618.

3. The above stipulations must be completed within **two years** from the conditional approval decision dated **April 9, 2021**.

This conditional approval has been reviewed and approved.

Signature:  _____ Date: 5/11/21

REPORT SUBMITTED BY: Maggie Dellow, Abandonment Coordinator

cc Applicant/Representative, Douglas W. Chubin, P.E., Coe and Van Loo Consultants, Inc.
Christopher DePerro, Team Leader Site Planning