

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 220060

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 Alyssa Neitzel at 602-534-7321** 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 November 10, 2024**), 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

November 10, 2022
Abandonment Staff Report: **ABND 220060**
Project# **01-21134**
Quarter Section: **37-25**
District: 3

Location:

17217 North 17th Avenue

Applicant:

Matt Mason on behalf of Beacon Turf LLC

Request to abandon:

The 16-foot alleyway dissecting the parcel identified by APN 208-08-007W, located approximately 129-feet south of East Campo Bello Drive and immediately east of North 17th originally quit-claimed for alley purposes per Docket 2276 Page 57 of the MCR.

Purpose of request:

Applicant states: The dedicated alleyway currently dissects an existing mobile home park, but is not constructed as an alley and does not serve a public use. Abandonment of the alleyway will help to release an unnecessary encumbrance on the property.



City Staff Comments

This request was routed to various City departments for their recommendations. Listed below are the responses from each department.

Street Transportation Department – Maya Brkovic

1. No right-of-way may be abandoned within 30-feet of the monument line along 17th Avenue.

Street Transportation Utility Coordination Department– Rozanna Brown

No comment received, pending review still in process.

PDD Traffic Department – Derek Fancon

Recommend approval.

PDD Planning Department – Craig Messer

Recommend approval.

Streetlights – Jason Fernandez

No comment received, pending review still in process.

Solid Waste - Robert Lopez

No comment received, pending review still in process.

Water Services – Don Reynolds

No stipulations.

PDD Village Planner – Sarah Stockham

Village Planning has no comment.

PDD Civil Department – Roxanne Tapia

Recommend approval.

Neighborhood Services – Yvette Roder

No comment received, pending review still in process.

Public Transit Department – Michael Pierce

Public Transit has no comment.

Utility Comments

The request was also routed to outside utility companies for their input. Listed below are the responses from each utility.

Cox – Zach Lawson

Insert comment

Southwest Gas – Tami Garcia

No comment received, pending review still in process.

Arizona Public Service – James Generoso

No comment received, pending review still in process.

CenturyLink – Gladys Zeilstra

No comment received, pending review still in process.

Salt River Project – Micheal Luna

No comment received, pending review still in process.

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. Either a or b shall be complied with:
 - a. All utilities shall be relocated to locations approved by each affected utility company. All work is to be done by each affected utility company at no expense to the affected utility company.

- b. All rights-of-way shall be retained as a public utilities easement with 24-hour vehicle maintenance access.
2. Consideration which provides a public benefit to the City is required in accordance with City Code Art. 5, Sec. 31-64 and Ordinance G-5332. Cost for abandoned Right-of-Way adjacent to property not zoned single family residential will be \$500 OR Fair Market Value whichever is greater. Cost for property zoned single family residential is \$1.00 a square foot for the first 500 square feet, \$0.10 a square foot thereafter; OR Fair Market Value at the option of the Planning and Development Director or designee. The applicant shall submit calculation and fee to Planning and Development Department. The applicant shall request a selection of approved appraisers from the current list maintained by the Real Estate division of the Finance Department.
3. No right-of-way may be abandoned within 30-feet of the monument line along 17th Avenue.
4. 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: 11/10/22

REPORT SUBMITTED BY: Alyssa Neitzel, Abandonment Secretary

cc: Applicant/Representative, Matt Mason on behalf of Beacon
Turf LLC Christopher DePerro, Abandonment Hearing Officer