

Attachment B - Approval Report



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – 180079A

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 Robert G. Martinez at (602) 495-0806** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations, Robert G. Martinez will schedule your request for City Council action.

If the stipulations of abandonment are not completed within **one year** from the date of your conditional approval (**your expiration date is February 26, 2020**), 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.



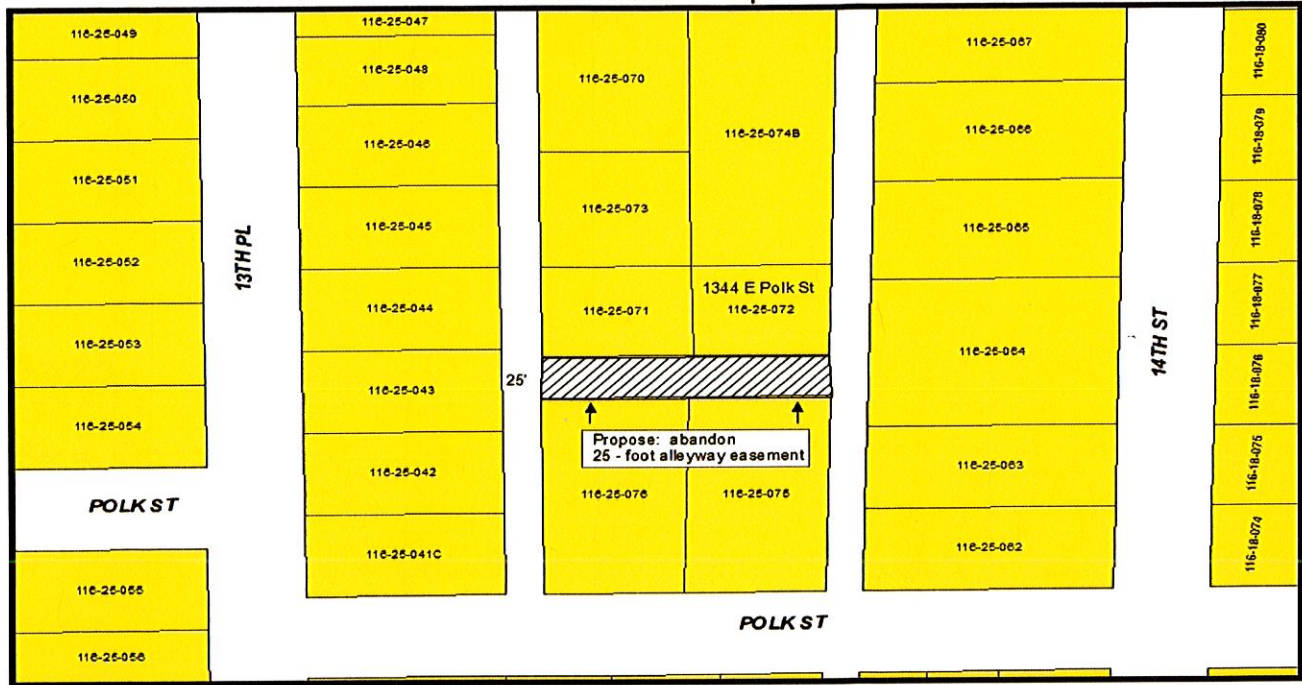
City of Phoenix


Planning and Development Department

February 26, 2019
Abandonment Staff Report: **V180079A**
Project# **11-3456**
Quarter Section: **11-30**

<u>Location:</u>	1344 East Polk Street
<u>Applicant:</u>	Shlomo Ozalvo; Arizona Family Homes
<u>Request to abandon:</u>	To abandon a 25-foot alleyway easement bounded by APN's 116-25-071, 116-25-072, 116-25-076 and 116-25-075; Book 017, Page 40.
<u>Purpose of request:</u>	The applicant states: To abandon alley for more parking space.
<u>Hearing date:</u>	February 26, 2019

Attachment A - Map



APPLICANT: Shlomo Ozalvo, Arizona Family Homes
 ABANDONMENT AREA: 
 APPLICATION NO: V180079A

QUARTER SECTION: 11-30
 DATE: 15-JAN-2019
 DOCKET & PAGE: 017-40

Hearing Summary

Mr. Christopher DePerro, the Hearing Office started the hearing by having staff introductions.

Ms. Rocio Iniguez, the Abandonment Coordinator read the abandonment request, purpose and staff research into the record.

Mr. Sholomo Ozalvo, the applicant explained the abandonment request, stating the abandonment is needed to develop the area for parking spaces. Mr. Ozalvo also stated that the neighbors are very excited for this to go forward.

Mr. DePerro explained the recommended stipulations in the Preliminary Staff Report, stating he would alter stipulation number 1b.

Mr. DePerro reviewed each stipulation with Mr. Ozalvo.

The Hearing Officer granted a conditional approval with revised stipulations.

Stipulations of Conditional Approval

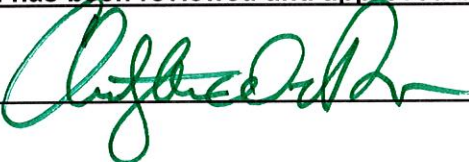
The request of abandonment, is conditionally approved by the Abandonment Hearing Officer. The following stipulations will need to be met:

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 right-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 Value¹ 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. All stipulations must be completed within **one year** from the Abandonment Hearing Officer's decision.

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

Hearing Officer Signature:  Date: 3.27.19

REPORT SUBMITTED BY: Alyssa Villarreal, Abandonment Secretary

cc: Applicant/Representative, Shlomo Ozalvo; Arizona Family Homes
Christopher DePerro, Abandonment Hearing Officer