

Attachment B: Approval Report



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – 190035

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

This request will **NOT** be completed until it is formally adopted by City Council. Please contact **Robert G. Martinez** at **(602) 495-0806** for questions regarding this report.

Upon receipt of the legal description from our Real Estate division, **Robert G. Martinez** will schedule your request for City Council formal approval. You will receive a copy of the resolution from the City Clerk after Council adoption.



City of Phoenix

Planning and Development Department

June 26, 2019

Consolidated Abandonment Staff Report: **V190035A**

Project# **99-8517**

Location:

4502 West Monterosa Street

Applicant:

Exeter 4502 West Monterosa, LLC

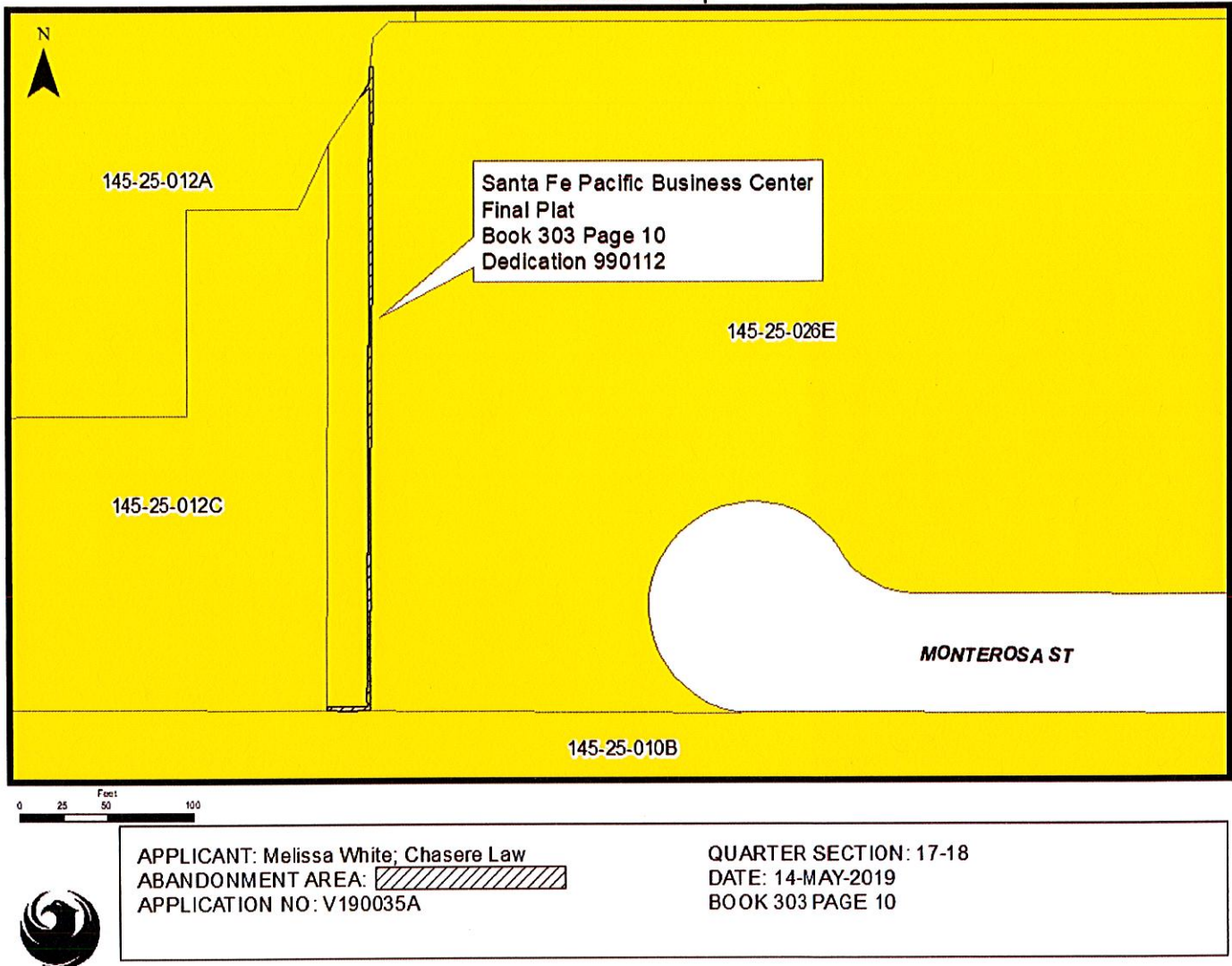
Request to abandon:

To abandon the 1-foot vehicular non-access easement, located on the west end of parcel APN 145-25-026E; per Final Plat "Santa Fe Pacific Business Center", Book 303 Page 10.

Purpose of request:

The applicant states: the vehicular non-access easement currently runs through the parking lot of parcel APN 145-23-026E (4502 West Monterosa Street). We think that sometime after the VNAE was recorded (in 1977) the property line was changed. It is possible that a subsequent VNAE dated 4/12/2000, recorded as Doc 00-0318279 replaced the VNAE we are requesting to abandon.

Attachment A - Map



City Staff Comments and Recommendations

PDD Civil Reviewer: Recommend approval.

PDD Planner: Recommend approval

PDD Traffic Reviewer: Recommend approval.

Street Transportation: No conflict.

Street Transportation, Lights: Recommend approval.

Street Transportation, PDP: No comments received.

WSD Water Reviewer: No conflict with water or sewer.

WSD Sewer Reviewer: No conflict with water or sewer.

Planning & Zoning: No comments received.

Fire Prevention: Denied. It violates the fire access (2013 PFC 503) requirements.

NSD: No comments received.

Parks and Recreation: Parks and Recreation Department does not have any issues with the request.

Utility Comments:

APS: APS concurs with the proposed abandonment.

Cox: Recommend approval.

CenturyLink: No comments received.

SRP: Salt River Project has no objection to the abandonment of the vehicular non-access easement as shown in your application ABND 190035

SWG: After review, SWG has determined that there are existing or proposed facilities in all or a portion of the area proposed to be vacated and has no objection to the request for vacation as presented; however, in order to protect these facilities, SWG requests a perpetual easement be saved and reserved to SWG as a condition of the Order of Vacation. Please RESERVE and EXCEPT the following: An easement to Southwest Gas Corporation on, over, in, under, across, above and through the area described above

This conditional approval has been reviewed and approved.

Signature: _____



Date: _____

7.19.19

REPORT SUBMITTED BY: **Rachel LaMesa, Senior Engineering Technician**

Cc: **Melissa White**