

ATTACHMENT B



**City of Phoenix**

Planning and Development Department

**CONDITIONAL APPROVAL – ABND 210021**

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 **two years** from the date of your conditional approval (**your expiration date is June 7, 2023**), 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

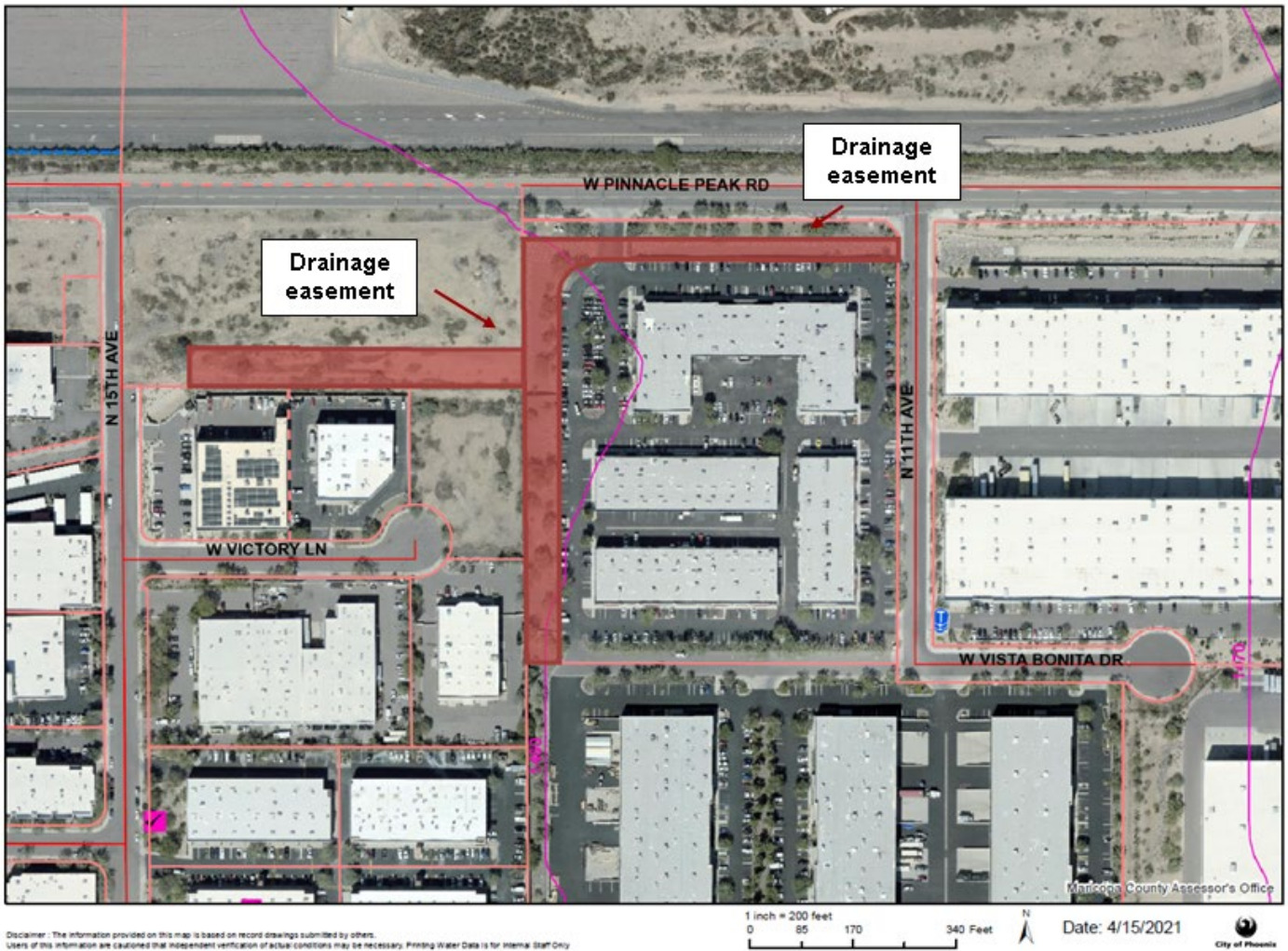
**June 7, 2021**

Abandonment Staff Report: **ABND 210021**

Project# **04-3629A3**

<b><u>Location:</u></b>	1125, 1255 and 1425 W Pinnacle Peak Road.
<b><u>Applicant:</u></b>	James A Brucci, RLS
<b><u>Request to abandon:</u></b>	The drainage easements along Pinnacle Peak Road and within 209-02-007F, per the submitted exhibits.
<b><u>Purpose of request:</u></b>	The applicant states the site is being redesigned for new development.

## Planning and Development



### **City Staff Comments and Recommendations:**

#### **Civil Review – Donald Gerkin:**

“The Civil Review group recommends denial for this Drainage Easement abandonment application. It appears the drainage easements on this property are used to convey stormwater runoff from the upstream properties to downstream properties. Also, the City’s GIS maps show runoff from Pinnacle Peak Rd being stored on this property and that would require the drainage easement to remain in place. The applicant would have to submit a technical appeal and drainage report to support abandoning the drainage easements on this property. The Tech appeal will not be required if the drainage easements widths are not less than the 16-20 ft range.”

#### **PDD Site Planner – Amanda Bayham:**

No comments received.


**Village Planner – David Simmons:**  
“No comments on this abandonment request.”

**Stipulations of Conditional Approval**

The request of abandonment ABND 210021 is conditionally approved and the following stipulations will need to be met:

1. The applicant must submit a drainage report to support the abandonment of drainage easement. The drainage report must be reviewed and approved prior to abandonment approval.
2. Final approval of this abandonment shall run concurrently with PLAT 210023.
3. The abandonment must be completed within **two years** from the conditional approval decision dated **June 7, 2021**.

**This conditional approval has been reviewed and approved.**

Signature:  Date: 6/7/2021

REPORT SUBMITTED BY: Maggie Dellow, Abandonment Coordinator

cc Applicant/Representative, James A Brucci, RLS  
Christopher DePerro, Team Leader Site Planning