

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 210011

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 Maggie Dellow at (602) 256-3487** 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 April 29, 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.



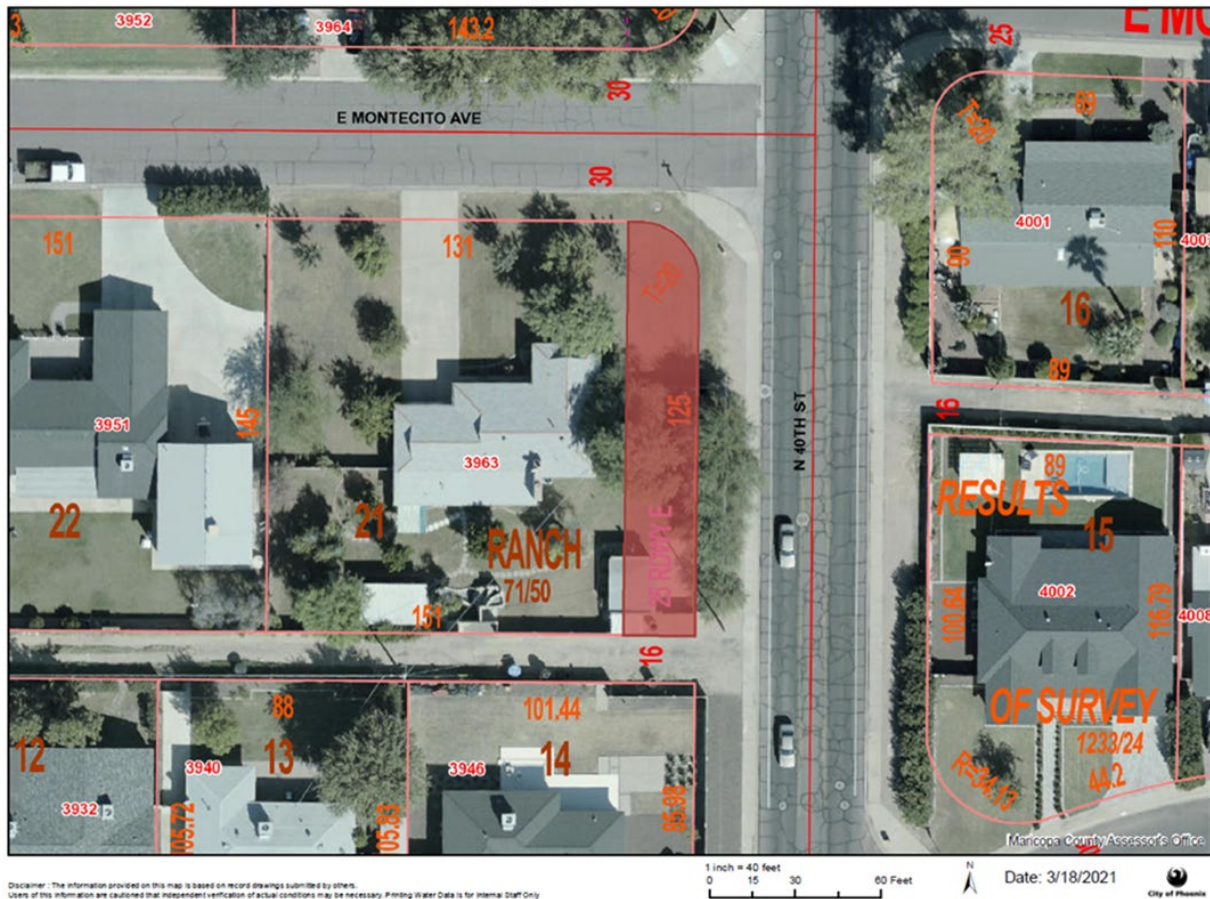
City of Phoenix

Planning and Development Department

April 29, 2021
Abandonment Staff Report: **ABND 210011**
Project# **05-2601**
Quarter Section: **17-36**

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| <u>Location:</u> | 3963 East Montecito Avenue |
| <u>Applicant:</u> | John Reddell |
| <u>Request to abandon:</u> | The 25-foot roadway easement along the east side of parcel APN 170-25-053, adjacent to 40th Street. |
| <u>Purpose of request:</u> | The applicant states for the property owner to expand the residence. |
| <u>Hearing date:</u> | April 29, 2021 |

Planning and Development



Hearing Summary

Mr. Christopher DePerro, the Hearing Officer called the hearing to order at 9:35 AM on April 29, 2021. Mr. DePerro then asked the Abandonment Coordinator to introduce abandonment case ABND 210011.

Ms. Maggie Dellow the Abandonment Coordinator introduced the case by reading the abandonment case into the record by stating the applicant, location, abandonment request, and purpose of the request, as well as City staff research.

Mr. DePerro then started the discussion by asking the applicant if they would like to add any additional comments regarding the abandonment request.

Mr. John Reddell, the applicant explained that he is working with the homeowners to redesign and expand the house. Abandoning the right-of-way easement would provide a larger building envelope for development.

Ms. Maja Brkovic with the Streets Transportation Department indicated that 40th Street had enough dedicated right-of-way and that the right-of-way easement was unnecessary.

Ms. Dellow reviewed the comments received from the City reviewers and utility providers.

The Hearing Officer reviewed the recommended stipulations with the applicant.

The Hearing Officer granted a conditional approval with 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. None of the existing right-of-way dedicated in fee title for Montecito Avenue or 40th Street may be abandoned.
2. 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: 4/29/21

REPORT SUBMITTED BY: Maggie Dellow, Abandonment Coordinator

cc: Applicant/Representative, John Reddell
Christopher DePerro, Abandonment Hearing Officer