



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – 190068

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

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

Upon receipt of the legal description from our Real Estate division, **Robert 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

December 20, 2019

Consolidated Abandonment Staff Report: V190068A

Project# 15-3108

Location:

25322 N 21st Ave

Applicant:

Julie DiMaria, Hilgart Wilson, LLC

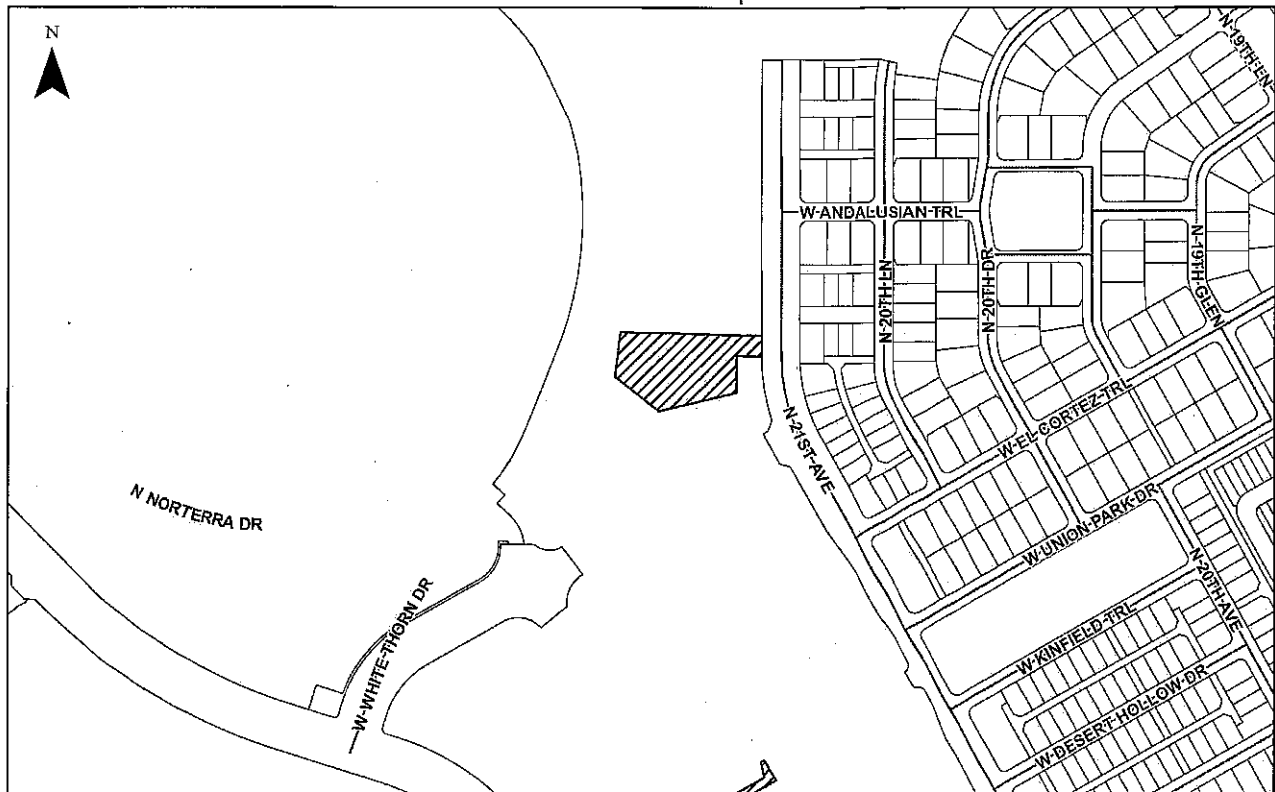
Request to abandon:

To abandon a portion of drainage easement listed on Doc 2017-0464524.

Purpose of request:

The applicant states: a new elementary school is proposed over the existing drainage easement. We are proposing to abandon the existing drainage easement, we are submitting a new drainage easement to follow the storm drain pipes that will carry the offsite flows contained within the current drainage easement. It is anticipated that the abandonment and new dedication will be dedicated concurrently.

Attachment A - Map



325 162.5 Feet 0 325



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT: JULIE DIMARIA/HILGART WILSON LLC
ABANDONMENT AREA: 
APPLICATION NO: V190068A

QUARTER SECTION: 47-24
DATE: 22-OCT-2019
BOOK 691 PAGE 26

City Staff Comments and Recommendations

PDD Civil Reviewer: Recommend approval.

PDD Planner: No comment received.

PDD Traffic Reviewer: Recommend approval.

Street Transportation: The developer shall provide the City with a drainage study to determine if the easement is needed, may be modified or may be relocated.

Floodplain: The applicant must show how the project will handle the existing offsite drainage entering the site during 100-year event. The drainage patterns and flows entering and exiting site must not change and must not adversely impact others adjacent, upstream or downstream of the project site. The applicant must also show how the project will handle the on-site drainage without impacting others adjacent, upstream or downstream of the project site during 100-year event. The applicant must also ensure that any proposed structure on the project site will comply with the Storm Water Policies and Standards, 3.5.3.2 Finished Floor Elevations.

WSD Reviewer: No conflict with Water or Wastewater

Public Transit: Public Transit Department does not have any comments.

Utility Comments:

APS: APS has no objection to the abandonment of the drainage easement in ABND 190068. Recommend approval.

Cox: Recommend approval.

CenturyLink: No comment received.

SRP: Salt River Project has no objection to the abandonment of the drainage easement 2017-0464524 as shown in your application ABND 190068. This is in the Arizona Public Service Serving area.

SWG: 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 N 21st Ave., where easement is in REQ No. 190068.

Stipulations of Conditional Approval

The request of abandonment **V190068A** is conditionally approved and the following stipulations will need to be met:

1. This abandonment shall be finalized concurrent with the dedication of a replacement drainage easement and/or grading and drainage plan approved by the City's Floodplain division and the Planning and Development Department.

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

Signature: _____



Date: _____

1.15.20

REPORT SUBMITTED BY: Rachel LaMesa, Senior Engineering Technician
Cc: Julie DiMaria, Hilgart Wilson, LLC