



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 200523

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 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 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 **one year** from the date of your conditional approval (**your expiration date is May 7th, 2021**), this request will then **expire**. At that time a new submittal will be required along with the required payment for the abandonment process.



City of Phoenix

Planning and Development Department

May 7, 2020

Consolidated Abandonment Staff Report: **ABND 200523**

Project# **99-5497**

Location:

14201 South Presario Trail

Applicant:

Gary King; Earl & Curley

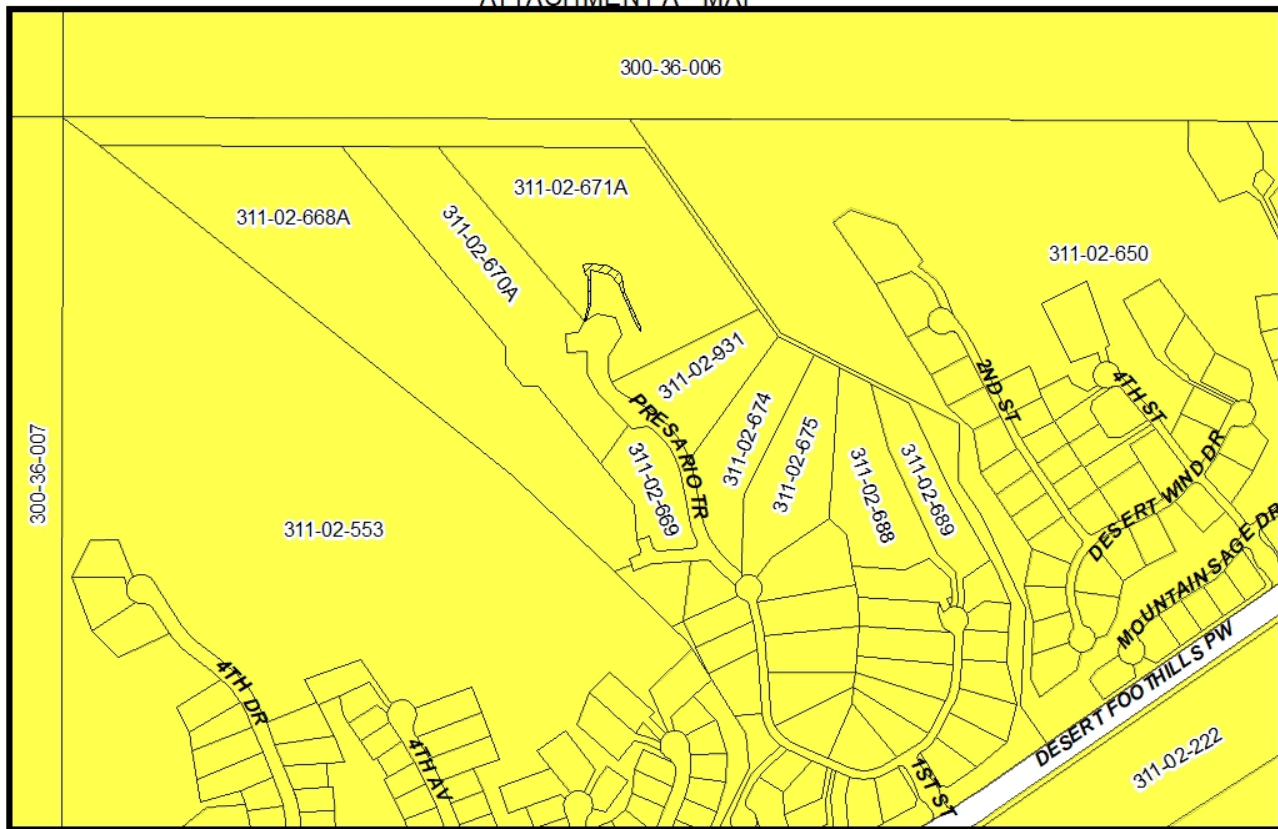
Request to abandon:

To abandon a portions of an open space easement, located adjacent to Lot 17, addressed 14201 South Presario Trail, recorded on residential subdivision final plat "Foothills Club West Parcel 15D". Recorded with Maricopa County Recorder's Office, Book 524, Page 08.

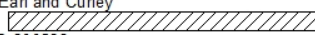
Purpose of request:

The applicant states: Original envelope for the open space preservation area was based on rudimentary calculation of the 25% slope contour. A more precise analysis was conducted for new improvements being proposed in 2019; which shows that an adjustment of the alignment of the 25% slope line is warranted.

ATTACHMENT A - MAP



0 300 600 Feet

APPLICANT: Gary King; Earl and Curley
ABANDONMENT AREA: 
APPLICATION NO: ABND 200523

QUARTER SECTION: 09-27
DATE : 05/06/2020
BOOK and PAGE: 524 - 08



City Staff Comments and Recommendations

PDD Civil Reviewer: There is not any current infrastructure to support a drainage easement. Follow future PAPP/PRLM stipulations for future development.

PDD Planner: Even though the open space easement area will decrease by approximately 4,931 SF, increasing the area below the easement line to 42, 277 SF (37,346 + 4,931 SF), it does not allow for the entire area to be disturbed. The disturbance is still stipulated to be in general conformance to the site plan dated April 12, 2002 that allows a disturbance of approximately 23,680 SF, less area than allowed by right, if they had not been stipulated to be in general conformance to the site plan. Therefore, I do not have any issues with the proposed abandonment of the open space preservation easement.

PDD Traffic Reviewer: Recommend approval.

Street Transportation: No comments.

Street Transportation, Lights: Recommend approval.

Street Transportation, PDP: No comments.

WSD Water & Sewer Reviewer: Hillside Preservation Easements do not have any utility rights in said easements; therefore, no responses have been provided

Planning & Zoning: No comments received.

Parks & Recreation: No comments received.

NSD Reviewer: No comments received.

Light Rail: No comments received.

Floodplain Management: No comments received.

Solid Waste: Recommend approval.

Public Transit: Public Transit does not have comment.

Stipulations of Conditional Approval

None.

This conditional approval has been reviewed and approved.

Signature:

A handwritten signature in blue ink, appearing to read "Robert G. Martinez", is written over a horizontal line.

Date: 5/19/2020

REPORT SUBMITTED BY: Robert G. Martinez, Senior Engineering Technician

Cc: Gary King; Earl & Curley