



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – 190012

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 September 11, 2020**), 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

September 11, 2020

Abandonment Staff Report: **V190012A**

Project# **04-4082**

Location:

20855 North 53rd Street

Applicant:

Rick Carpinelli

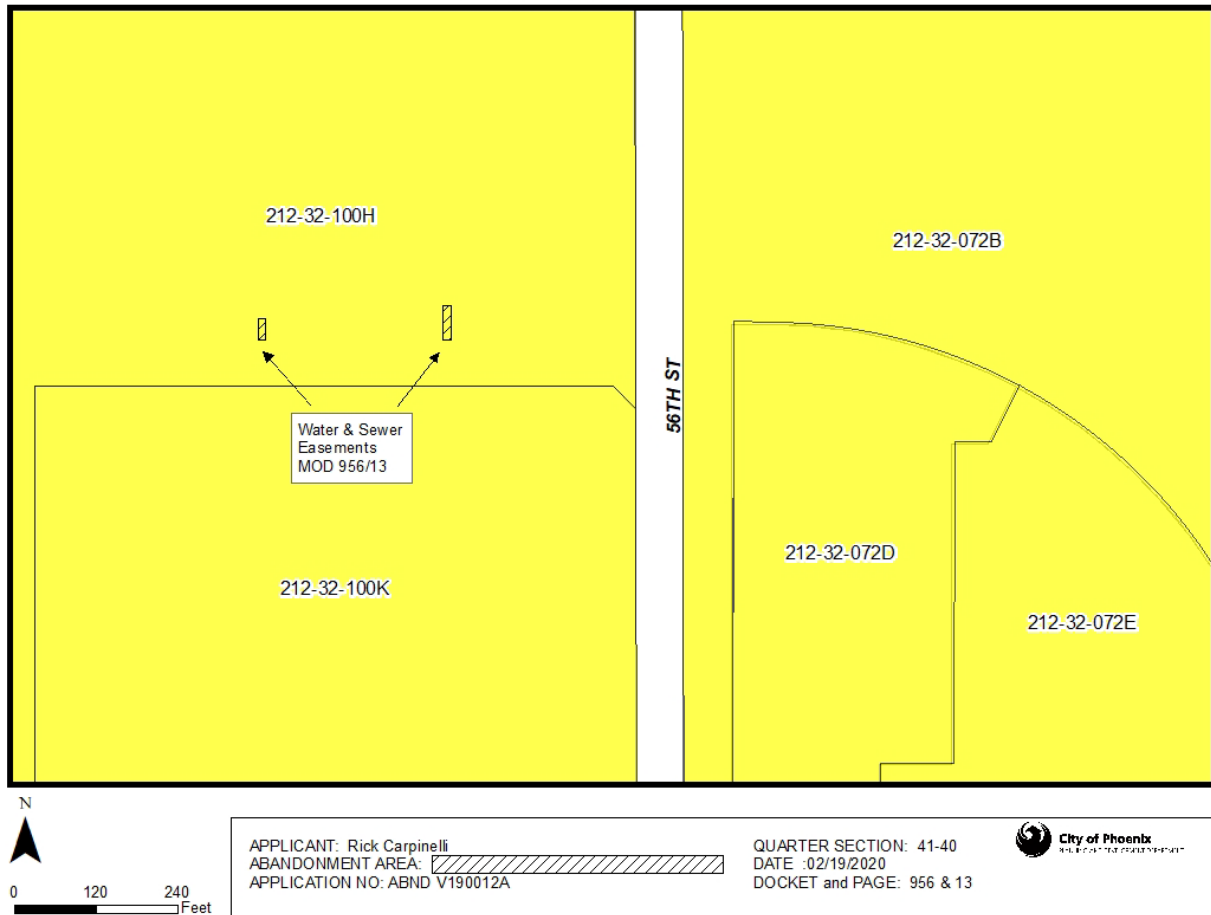
Request to abandon:

To abandon water and sewer easements
per MOD for City North Book 956, Page 13.

Purpose of request:

The applicant states: The existing
water/sewer easement is not needed for
proposed development.

ATTACHMENT A - MAP



City Staff Comments and Recommendations

PDD Civil Reviewer: The submitted grading and drainage plan and drainage report (CPGD 1808005) needs to be revised and provide all required drainage volumes, per 1st review comment on 12/14/2018.

PDD Planner: Will defer to Civil reviewer. If no easements are abandoned which are needed to cover storm facilities in place before new easements have been formally dedicated (via MOD 190002).

PDD Traffic Reviewer: Recommends approval.

Street Transportation: No comments received.

Street Transportation, Lights: Recommend approval.

Street Transportation, PDP: No comments received

WSD Water Reviewer: No comments received.

WSD Sewer Reviewer: No comments received.

Planning & Zoning: No comments received

NSD Reviewer: No comments received

*Stipulations of Conditional Approval

The request of abandonment **V190012A** is conditionally approved and the following stipulations will need to be met:

1. CPGD 1808005 must be revised and provide all required drainage volumes.
2. The above stipulations must be completed within **one year** from the conditional approval decision dated **September 11, 2020**.

This conditional approval has been reviewed and approved.

Hearing Officer Signature:



Date: 9/11/2020

REPORT SUBMITTED BY: Wendy Turner, Abandonment Coordinator

Cc: Applicant/Representative, Rick Carpinelli; CPF Vaseo Associates, LLC
Christopher DePerro, Team Leader Site Planning