



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – 180050A

Your waiver 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 Robert G. Martinez at (602) 495-0156** 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 action.

If the stipulations of abandonment are not completed within **one year** from the date of your conditional approval (**your expiration date is September 11, 2019**), 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.

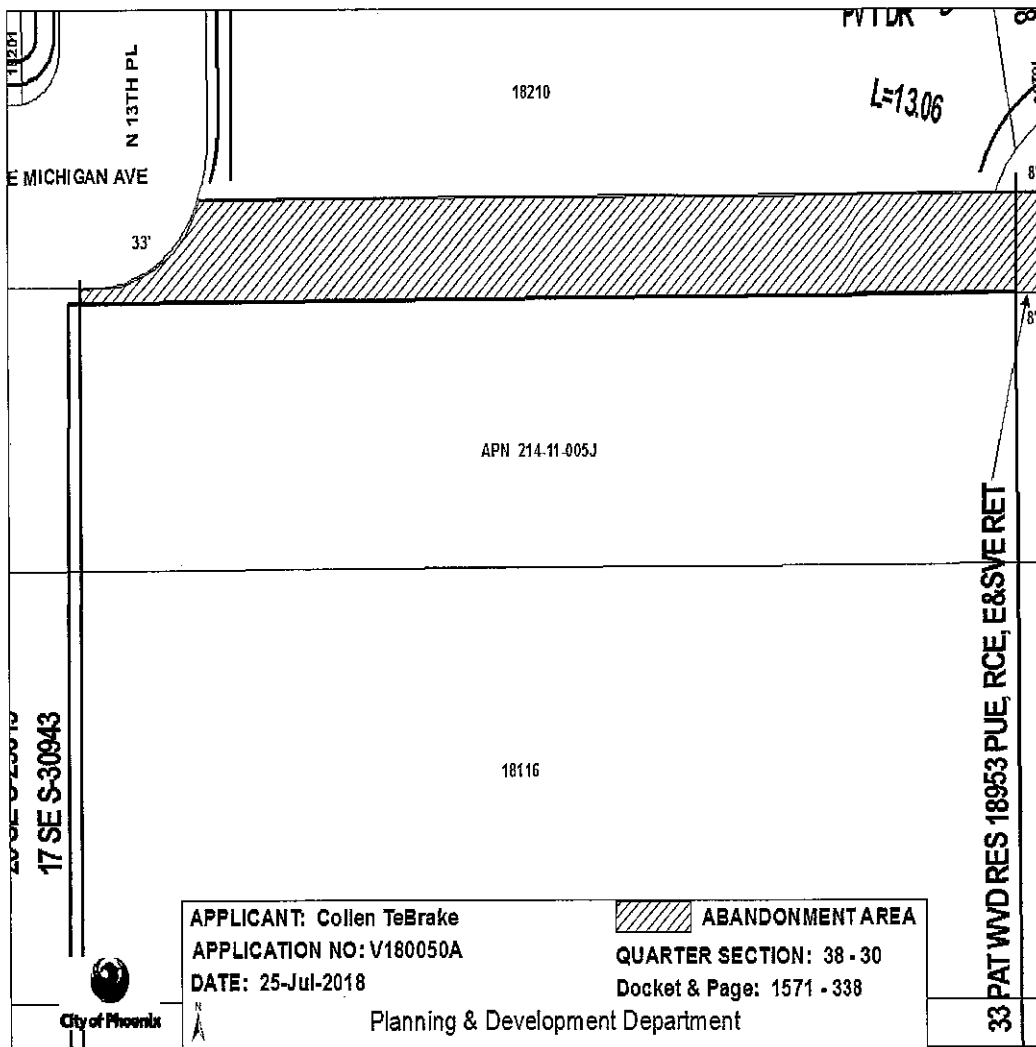


City of Phoenix

Planning and Development Department

September 11, 2018
Abandonment Staff Report: **V180050A**
Project# **02-2509**
Quarter Section: **38-30**

<u>Location:</u>	18120 North 14th Street
<u>Applicant:</u>	Colleen A. TeBrake
<u>Request to waive:</u>	To waive the northern 33 – foot Patent Easement running West to East of lot addressed 18120 N. 14th St, APN 214-11-005J.
<u>Purpose of request:</u>	The applicant states: The easement is no longer needed and runs up to a hill, into an already gated community.
<u>Hearing date:</u>	September 11, 2018



Hearing Summary

Colleen Tebrake represented herself. She informed the hearing that there is no longer a need for the patent easements on site, so she could build there. Christopher DePerro mentioned Cox and APS both have utilities in the easement and discussed some possible options to address this. Ms. Tebrake noted that she would have to contact Cox and APS to find out what they would need, in regards to area and location for them to access the utilities

Mr. DePerro stated that after this was done and we had something in writing from the two utilities, we would schedule the abandonment for City Council. Alan Hilty noted that part of the applicant's requirements would be to finish the curb at the intersection because it is a private street. DePerro approved the waiver, subject to stipulations in the report dated September 11, 2018.

Stipulations of Conditional Approval

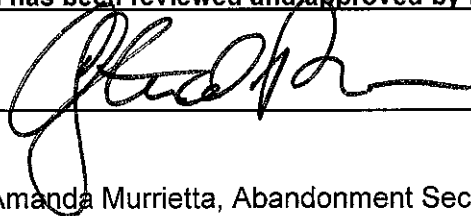
The request of waiver, is conditionally approved by the Abandonment Hearing Officer. The following stipulations will need to be met:

1. Either a or b shall be complied with:

- a. All utilities shall be relocated to locations approved by each affected utility company. All work is to be done by each affected utility company at no expense to the affected utility company. An appropriate performance agreement, in an approved form and cost amount, must be posted with the Planning and Development Department to guarantee the improvements.
 - b. All right-of-way shall be retained as a public utilities easement with 24-hour vehicle maintenance access.
2. All stipulations must be completed within one year from the Abandonment Hearing Officer's decision.

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

Hearing Officer Signature: _____



Date: 9.12.18

REPORT SUBMITTED BY: Amanda Murrietta, Abandonment Secretary

cc: Applicant/Representative, Colleen A. TeBrake

Christopher DePerro, Abandonment Hearing Officer