

Attachment B - Approval Report



City of Phoenix

Planning and Development Department

May 6, 2015
Abandonment Staff Report: **V150009A**
Project# 04-200
Quarter Section: **11-31**

Location: 555 N 18th Street

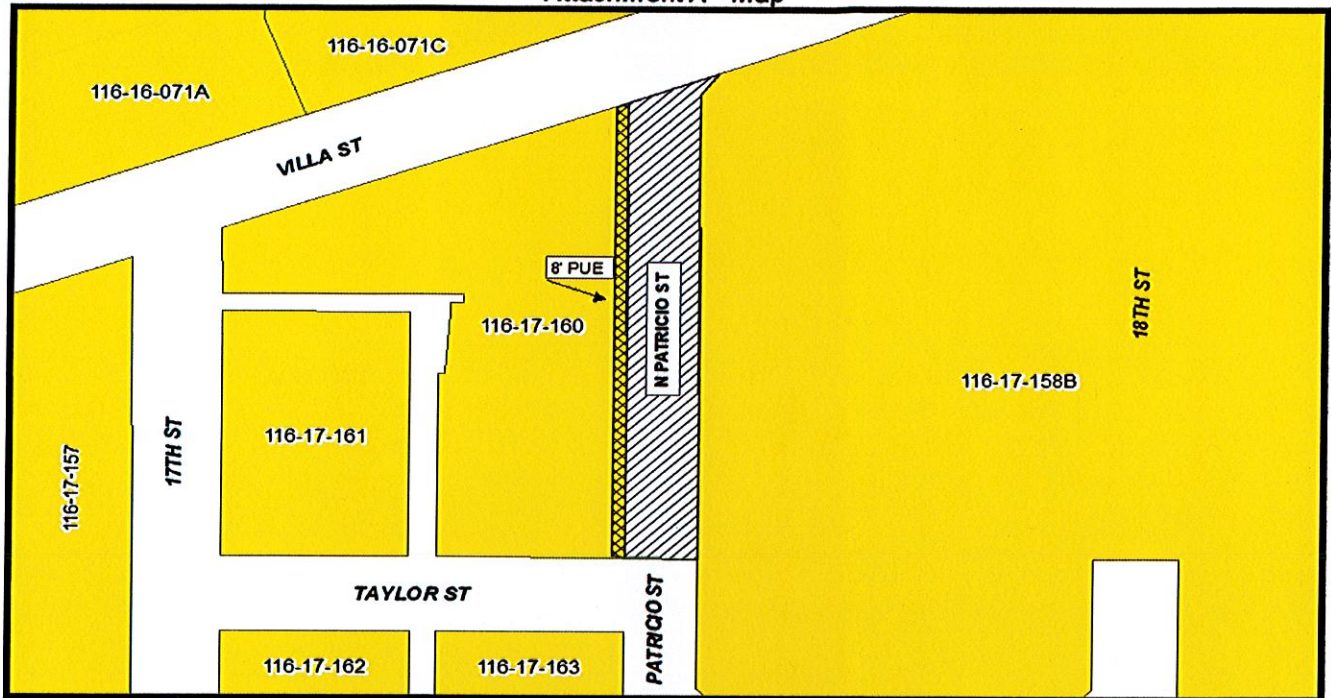
Applicant: St Luke's Medical Center, L.P.


Request to abandon: The N Patricio Street right-of-way from E Villa Street to E Taylor Street, west of the parcel addressed 555 N 18th Street; along with the adjacent 8 foot Public Utility Easement on the parcel identified as APN 116-17-160.

Purpose of request: The applicant states: Abandonment of N Patricio Street will remove the intersection spacing conflict created by the planned extension of 18th Street to E Villa Street.

Hearing date: **May 6, 2015**

Attachment A - Map



APPLICANT: St. Luke's Medical Center ABANDONMENT AREA:  APPLICATION NO: V150009A	QUARTER SECTION: 11 - 31 DATE: 27-FEB-2019 BOOK & PAGE: 006 - 29
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Hearing Summary

The above-named abandonment application was filed by Chad Drago. Chad Drago, representing St. Luke's Medical Center, L.P., explained that this abandonment was necessary to remove the intersection spacing conflict created by planned extension of 18th Street to E Vila Street.

The Hearing Officer, Derek Fancon, then asked if they had any objections to the stipulations set forth in the staff report.

Derek Fancon then asked if one year was enough time to meet the stipulations set forth.

Derek Fancon, the Hearing Officer, approved the abandonment subject to the stipulations contained within the staff report.

Stipulations of Conditional Approval

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

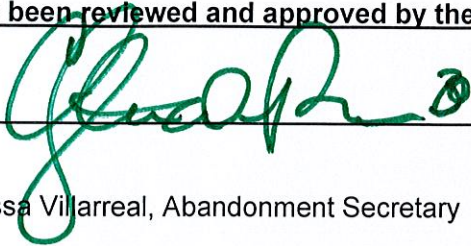
1. Either a or b shall be complied with:
 - a. All utilities shall be relocated to locations approved by each affected utility company. All work is to be done by each affected utility company at no expense to the affected utility company. An appropriate performance agreement, in an approved form and 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. Consideration which provides a public benefit to the City is required in accordance with City Code Art. 5, Sec. 31-64 and Ordinance G-5332. Cost for abandoned Right-of-Way adjacent to property not zoned single family residential will be \$500 OR Fair Market Value¹ whichever is greater. Cost for property zoned single family residential is \$1.00 a square foot for the first 500 square feet, \$0.10 a square foot thereafter; OR Fair Market Value at the option of the Planning and Development Director or designee. The applicant shall submit calculation and fee to Planning and Development Department. The applicant shall request a selection of approved appraisers from the current list maintained by the Real Estate division of the Finance Department.
3. No right-of-way within 28 feet of the Villa Street monument line may be abandoned.
4. No right-of-way within 30 feet of the Taylor Street monument line may be abandoned.
5. The applicant shall contact Street Transportation Department at 602-262-4684 to coordinate the removal, salvage or purchase all existing City owned signs. No sign is to be removed until a copy of the abandonment resolution is provided to the Street Transportation Department.
6. The applicant shall close the street entrances on Patricio Street with new curb, gutter, sidewalk and incidentals. The entrance may remain if approved by the Street Transportation Department.
7. The applicant shall contact the Planning Development Department at 602-448-1990 to coordinate the removal, relocation or transfer of ownership of all City owned street lights within lights the development. This shall be done at no cost to the City.
8. All work in public right-of-way is to be done in accordance with plans approved by the Planning and Development Department and at no cost to the City.
9. There is an existing substandard waterline within North Patricio Street;
 - a. If the existing substandard waterline is relocated, please provide plans to the City of Phoenix Water Services Department.
 - b. If the existing substandard waterline is to remain the entire right-of-way shall be retained as a water easement or as may be modified by the affected utilities with 24 hours maintenance access. No structure of any kind shall be constructed or placed within the easement except wood or wire fencing and/or paving. No planting except grass and/or approved ground cover shall be placed within the easement. It shall be further understood that the City of Phoenix shall not be required to replace any obstructions, paving or planting that must be removed during the course of required maintenance, reconstruction and/or construction.
 - c. If the existing substandard waterline is removed the following Abandonment Methods per Water Design Standards 2014 must be done:
 1. Total removal of pipe
 2. Crush pipe in place by mechanical means. This cannot be applied to asbestos cement pipe.
 3. Leave in place and fill with strength grout.
 4. No other methods are acceptable. Call Danny Davison for any questions at 602-261-8237.

10. All stipulations must be completed within one year from the Abandonment Hearing Officer's decision.
(Extension fees paid June 19, 2018)

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

Hearing Officer Signature: _____



Date: _____

4.16.19

REPORT SUBMITTED BY: Alyssa Villarreal, Abandonment Secretary

cc: Applicant/Representative, St Luke's Medical Center, L.P.
Christopher DePerro, Abandonment Hearing Officer

If the area to be abandoned is within or adjacent to a redevelopment area established pursuant to A.R.S. §36-1471 ET. SEQ., Consideration may be given to the restrictions upon the property and the covenants, conditions and obligations assumed by the redeveloper in the determination of fair market value.

STIPULAITON VERIFICATION ABND

	STIPULAITON	MET DATE	NOTES
1	Relocate utilities or retain as PUE	Legal received 2/13/17 from Real Estate	Retain as 12-foot PUE ✓
2	Consideration Fee	Paid 1/29/18	Paid \$24,583 ✓
3	No ROW ABND within 28 feet of Villa Street		None abandoned ✓
4	No ROW ABND within 30 feet of Taylor Street		None abandoned ✓
5	Removal/Salvage/Purchase of City signs		Likely completed through CCPR/CCO ✓
6	Close Street entrance on Patricio Street with curb, gutter, sidewalk and incidentals	Final insp. 9/13/18 for CCO	CCO17014446 (permit for curbing, s/w, asphalt) CCPR1601875 ✓
7	Removal/Relocation/Transfer of City street lights		Removed per email 1/30/17 ✓
8	Work within ROW approved through PDD	-	Permits pulled for ROW incidentals ✓
9	Relocate water line OR retain as Water Easement OR removed/abandoned	Final insp. 4/12/18	Abnd. Of water line CWT17014449 ✓
	Stips met by June 19, 2019	EXT. paid 6/19/18	Extension fee paid \$300 ✓
	**PLAT 1180037 and PLAT 160112 not found		

Great! *[Signature]*

4.16.19

- please include this summary as last sheet of signed report uploaded into register.

