



City of Phoenix
Planning and Development Department

CONDITIONAL APPROVAL – 170019A

Your abandonment request was granted **CONDITIONAL APPROVAL** by the 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 Cathy Chapman at (602) 495-0156** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations Cathy Chapman 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 May 23, 2018**), 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

May 23, 2017

Preliminary Abandonment Staff Report: **V1700019A**

Project# **16-179**

Quarter Section: **17-25**

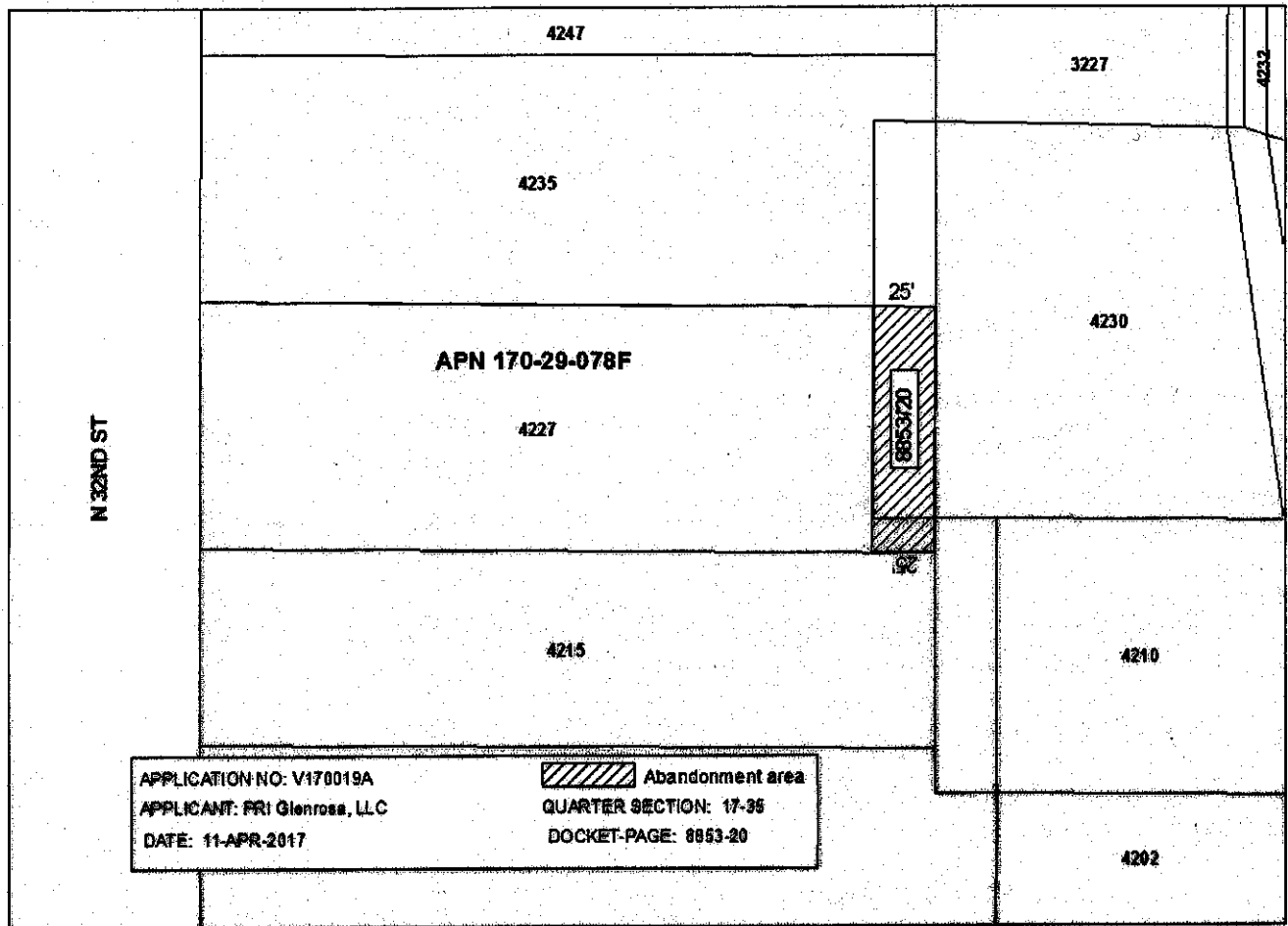
Location: 4227 N. 32nd Street

Applicant: PRI Glenrosa, LLC

Request to abandon: The 25-foot unnamed Right-of-Way dedicated per Docket 8853 Page 20, MCR, and adjacent to the east line of the parcel addressed 4227 N. 32nd Street, APN 170-29-078F.

Purpose of request: The applicant states: PRI purchased the property on 4/1/2016 with the understanding the acquisition included this 25 foot strip because they thought it was abandoned. It is needed for a new development.

Hearing date: **May 23, 2017**



Planning & Development Department

City Staff Comments:

This request was routed to various City departments for their recommendations. Listed below are the responses from each department.

PDD Streets Department – Alan Hilty

The applicant shall dedicate a 10-foot sidewalk easement along 32nd Street.

PDD Traffic Department – Sara Elco

Recommend approval.

PDD Village Planner – Adam Stranieri

No comments.

Street Lights – Antoinette Christian

Recommends approval.

Water Services – Don Reynolds

No conflict.

Utility Comments:

The request was also routed to outside utility companies for their input. Listed below are the responses from each utility.

Cox – Zach Lawson
Recommend approval.

Southwest Gas – Diane Litch
Recommend approval.

APS – David Schlieff
No APS facilities on site. Recommend approval.

CenturyLink – Karen Caime
Recommend approval.

Salt River Project – Michael Laguna
Recommends approval.

Staff Research:

This portion of land was quit-claimed by the Golden Heritage Corporation to the City of Phoenix in 1971 under Book 8853 Page 20 in the Maricopa County Recorder.

Stipulations of Approval:

The request of abandonment, if approved by the Abandonment Hearing Officer, will be subject to the following stipulations:

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.
- b. All right-of-way shall be retained as a public utilities easement by the affected utilities with 24-hour vehicle maintenance access subject to the following standard stipulation:

No structure of any kind shall be constructed or placed within the easement except removable-type fencing and/or paving. Removable type fencing must not be constructed of wood and/or wire and must not require the installation of footers. No planting except grass within the easement. It shall be further understood that the affected utility company 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.

- 2. An appropriate performance agreement, in an approved form and cost amount, must be posted with the Planning and Development Department to guarantee the improvements above.
- 3. 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**

¹ 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

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.

4. All stipulations must be completed within one year from the Abandonment Hearing Officer's decision.
5. The applicant shall dedicate a 10-foot sidewalk easement along 32nd Street.

For assistance regarding the above stipulations, please contact the Abandonment Coordinator at 602-256-3487.

REPORT SUBMITTED BY: Jordan Greenman, Abandonment Coordinator.

cc: Applicant/Representative, Michael Hsuing
Christopher DePerro, Abandonment Hearing Officer

restrictions upon the property and the covenants, conditions and obligations assumed by the redeveloper in the determination of fair market value.