

ATTACHMENT B



**City of Phoenix**

Planning and Development Department

**CONDITIONAL APPROVAL – ABND 220009**

Your abandonment 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 the Abandonment Coordinator at (602) 256-3487** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations your request will be scheduled for City Council action.

If the stipulations of abandonment are not completed within **two years** from the date of your conditional approval (**your expiration date is April 14, 2024**), 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, **two-year** extension can be requested prior to the expiration date, with applicable extension fee due.



## **City of Phoenix**

Planning and Development Department

April 14, 2022  
Abandonment Staff Report: **ABND 220009**  
Project# **20-574**  
Quarter Section: **20-29**  
Council District: **7**

**Location:** 5734, 5730 and 5726 North 8th Place

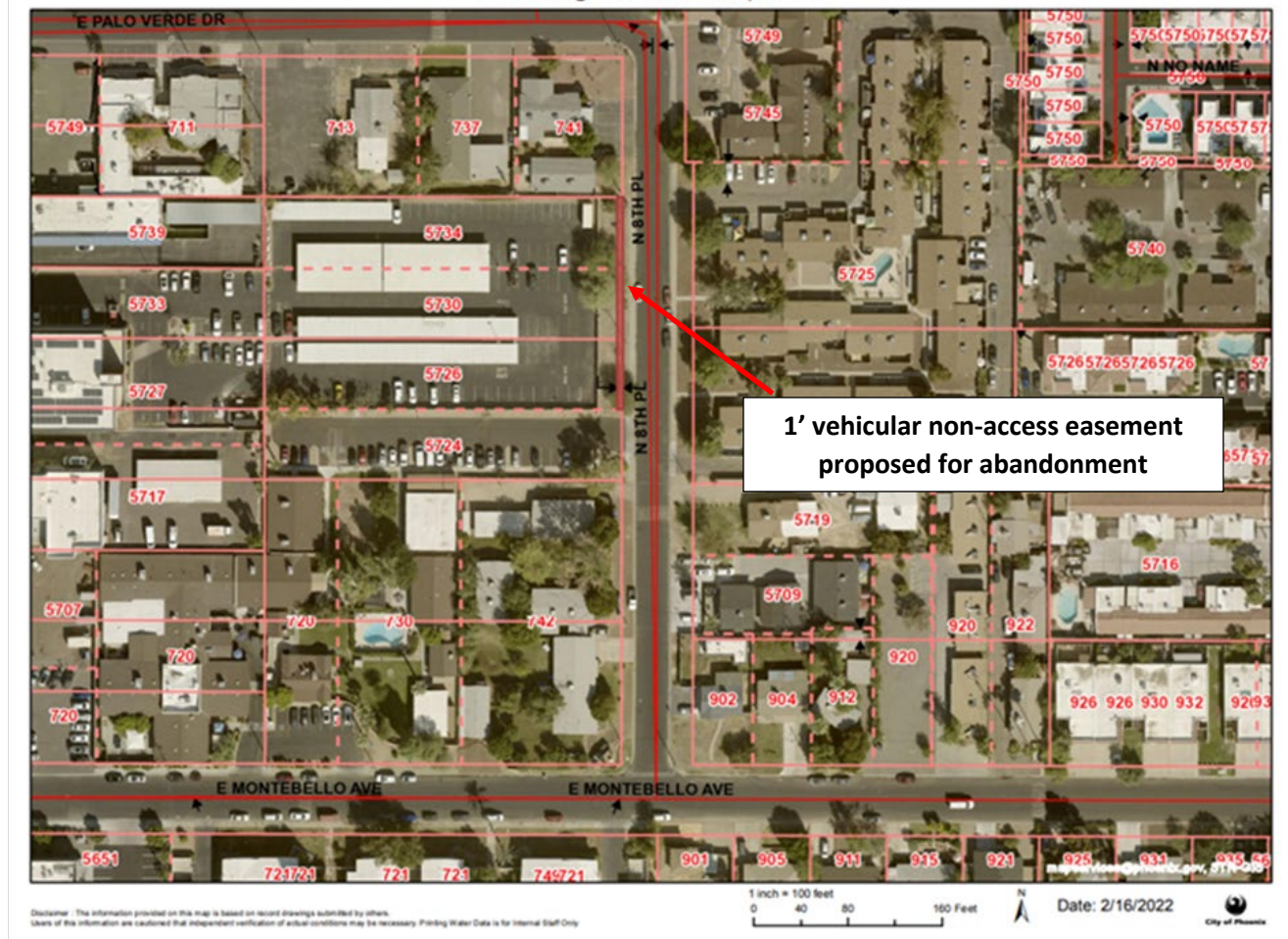
**Applicant:** James Williamson

**Request to abandon:** The 1-foot Vehicular Non-Access Easement adjacent to the east property line of all three parcels.

**Purpose of request:** The applicant states the owner wishes to install driveways to the townhomes along 8th Place.

**Hearing date:** April 14, 2022

## Planning and Development



### Hearing Summary

Mr. Christopher DePerro, the Abandonment Hearing Officer, called the hearing to order at 9:32 am on April 14, 2022.

Ms. Maggie Dellow, the Abandonment Coordinator introduced the abandonment case ABND 220009 by reading the abandonment case into the record by stating the applicant, location, abandonment request, and purpose of the request, as well as City staff research.

Mr. DePerro then started the discussion by asking the applicant if they would like to add any additional comments regarding the abandonment request.

Mr. James Williamson, the applicant, indicated that he did not have anything additional to add.

Mr. Jon Garshick, the applicant, indicated that abandonment was required per Site Planning comments received from the City of Phoenix for the project proposed at the subject site.

Mr. DePerro explained that this site was rezoned to Planned Unit Development for proposed multi-family development and that the site plan for access off of 8<sup>th</sup> Place had been reviewed.

Because access off of 8<sup>th</sup> Place was a component of the site plan associated with the PUD, the abandonment of the 1' vehicular non-access easement would be required.

Mr. Garshick shared that the demo permit had been pulled for the existing site.

Ms. Dellow reviewed the city staff and utility provider comments received during the review period. Ms. Dellow then reviewed the staff recommended stipulations of approval.

The Hearing Officer granted a conditional approval subject to stipulations in 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. The abandonment may not be completed until a demolition permit has been pulled for the site included in PUD Z-65-20.
2. The abandonment must be completed within **two years** from the Abandonment Hearing Officer's decision.

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

Hearing Officer Signature:  \_\_\_\_\_ Date: 6/7/22

REPORT SUBMITTED BY: Maggie Dellow, Abandonment Coordinator

cc: James Williamson, Applicant/Representative  
Christopher DePerro, Abandonment Hearing Officer