



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – 190026A

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 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 action.

If the stipulations of abandonment are not completed within **one year** from the date of your conditional approval (**your expiration date is June 13, 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.



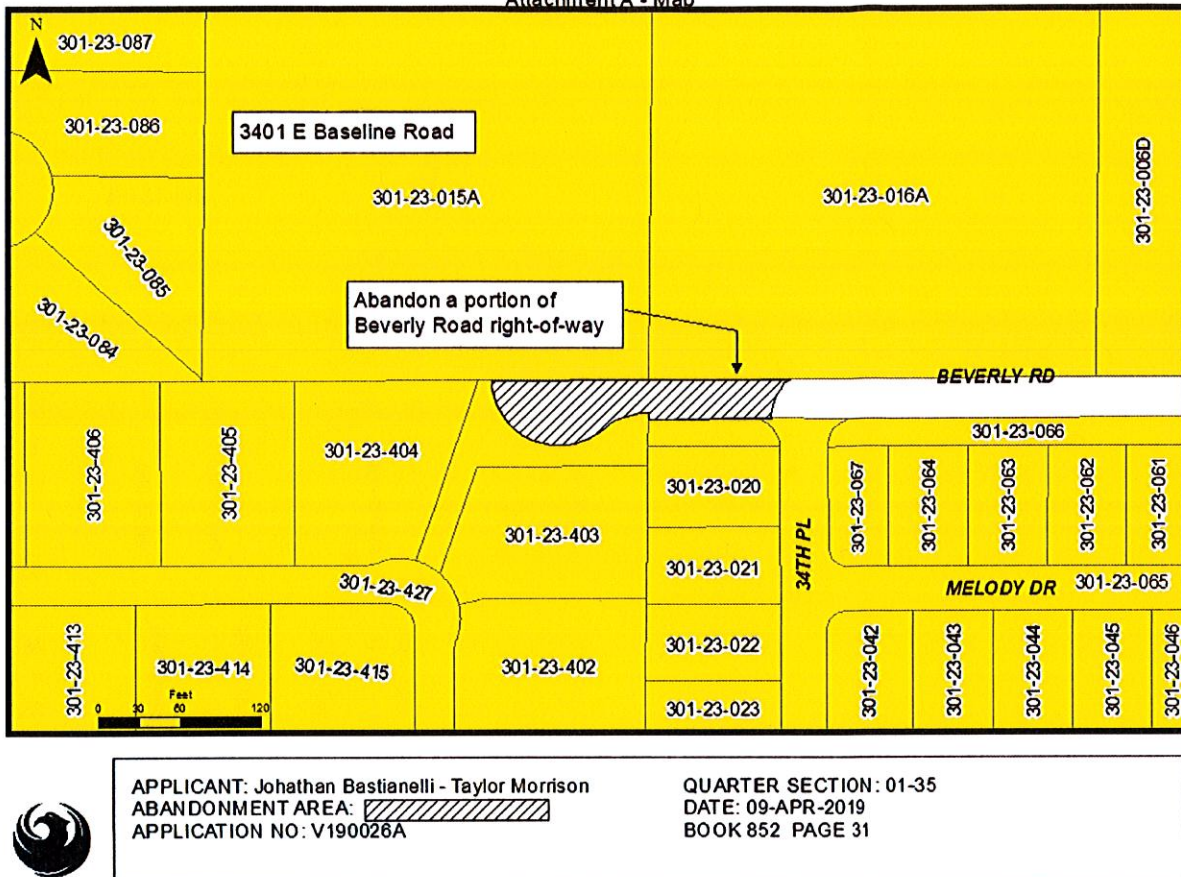
City of Phoenix

Planning and Development Department

June 13, 2019
Abandonment Staff Report: **V190026A**
Project# **13-3085**
Quarter Section: **01-35**

<u>Location:</u>	3401 East Baseline Road
<u>Applicant:</u>	Jonathan Bastianelli; Taylor Morrison
<u>Request to abandon:</u>	To abandon a portion of Beverly Road right-of-way at the intersection of Beverly Road and 34th Place. This was originally intended for future cul-de-sac from future improvements from the northern lot of Beverly Road.
<u>Purpose of request:</u>	The applicant states: Per the preliminary approval report, PRLM 1806079, dated 10/22/2018, the unused portions of Beverly Road are to be abandoned.
<u>Hearing date:</u>	June 13, 2019

Attachment A - Map



Hearing Summary

Mr. Christopher DePerro, the Hearing Officer opened the hearing with staff introductions.

Ms. Rocio Iniguez, the Abandonment Coordinator read the abandonment request, purpose and staff research into the record.

Mr. Jonathan Bastianelli, the applicant stated he was fine with the Preliminary Abandonment Staff Report and drafted stipulations.

Mr. DePerro opened the hearing for questions from attendees.

Mr. Mark Wright, resident at 3545 East Melody Drive, stated he had some questions and concerns.

Mr. Bastianelli was able to address and answer Mr. Wright's questions and concerns.

Mr. DePerro then followed with reviewing the drafted stipulations with Mr. Bastianelli.

The Hearing Officer granted a conditional approval with stipulations.

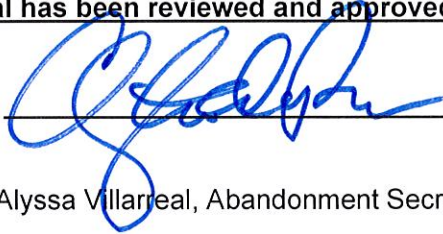
Stipulations of Conditional Approval

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.
 - 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 Value 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 25 feet of the 34th Place monument line may be abandoned.
4. The applicant shall dedicate 25 feet of right-of-way for the north half of Beverly Road.
5. The applicant shall close the street entrance on Beverly Road west of 34th Place with new curb, gutter, sidewalk and incidentals. The entrance may remain if approved by the Street Transportation Department. 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.
6. The applicant shall contact the Street Transportation Department (Michael Cano) at 602-4957149 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.
7. 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: _____

6.13.19

REPORT SUBMITTED BY: Alyssa Villarreal, Abandonment Secretary

cc: Applicant/Representative, Jonathan Bastianelli; Taylor Morrison
Christopher DePerro, Abandonment Hearing Officer