

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 220048

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 Alyssa Neitzel at 602-534-7321** 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 October 13, 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, **one year** extension can be requested prior to the expiration date, with applicable extension fee due.



City of Phoenix

Planning and Development Department

October 13, 2022
Preliminary Abandonment Staff Report: **ABND 220048**
Project# **22-2533**
Quarter Section: **11-28**
District#: **7**

Location: 701 North Central Avenue

Applicant: Vela Development Partners

Request to abandon: The 8-foot public utility easement adjacent to the south, west, and north property lines, as well as the 8-foot sidewalk easement and landscape easement adjacent to the west property line of the parcel identified by APN 111-43-150.

Purpose of request: Applicant states: “the easements are no longer necessary to service the block and their abandonment will allow for redevelopment of the property with a modern high-rise mixed-use building.”

Hearing date: **October 13, 2022**



Hearing Summary

Mr. Christopher DePerro, the Abandonment Hearing Officer calls the meeting to order on October 13, 2022. He asks Ms. Alyssa Neitzel, the Abandonment Coordinator to introduce the case 220048.

Ms. Alyssa Neitzel, introduced abandonment ABND 220048 and read the case into the record by stating the applicant, location, 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. Maerowitz presents Power Point presentation.

Ms. Alyssa Neitzel reads stipulation recommendations from various city departments as well as stipulations of approval.

Mr. DePerro removes stipulations 2, 3, 4, 5, 6, and 7 as they are not needed. Stipulation number 8 remains and renamed as number 2.

The Hearing Officer grants conditional approval for abandonment 220048 subject to stipulations in 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.
 - 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 **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: 1.20.23

REPORT SUBMITTED BY: Paulina Hernandez, Abandonment Secretary

cc: Applicant/Representative, Vela Development Partners
Christopher DePerro, Abandonment Hearing Officer