

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 230030

Your abandonment request was granted **CONDITIONAL APPROVAL**.

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) 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 formal approval. You will receive a copy of the abandonment document after it has been recorded with Maricopa County.

If the stipulations of abandonment are not completed within **two years** from the date of your conditional approval **(your expiration date is August 25, 2025)**, 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

August 25, 2023

Consolidated Abandonment Staff Report: **ABND 230030**

Project# **15-3108**

District: **1**

Location:

Northeast Corner of Norterra Parkway and Happy Valley Road

Applicant:

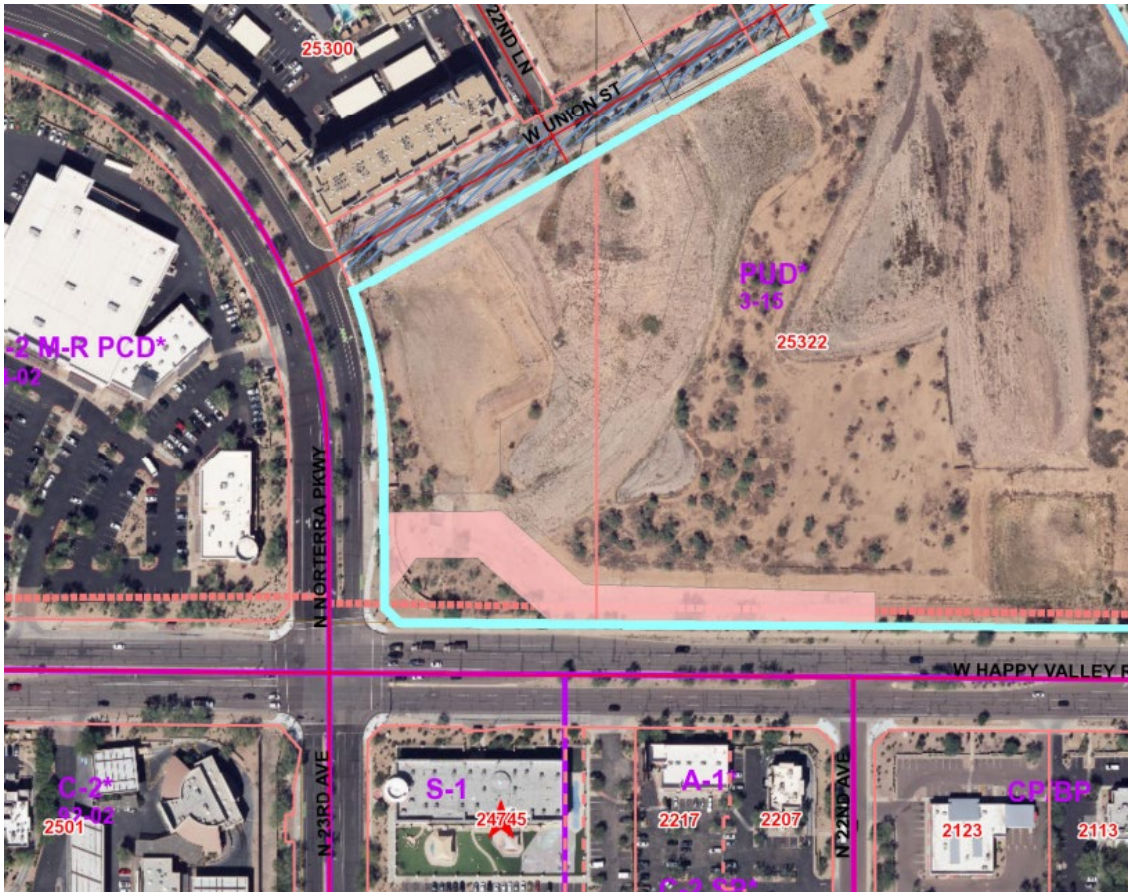
RED Development, LLC

Request:

To abandon the drainage easements on Lots 1 and 2, USAA Amended recorded in Book 691 Page 26 of MCR. (DOC. #2017-0464524, DEDI #170002)

Purpose of request:

The applicant states the drainage easement is to be abandoned due to the planned private development of Parcel 10 and the public drainage upstream having been cut off and retained on site with ongoing development at Norterra PUD. The planned Final Plat for Parcel 10 will address any necessary new drainage easements required through Parcel 10.



City Staff Comments:

PDD Civil Reviewer – Michelle Flores

Recommended approval with the following stip.

“The grading and drainage plan, CPGD 2304077, must be approved, permitted, constructed, and accepted for final approval of the proposed drainage easement abandonment.”

Stipulations of Conditional Approval

The request of abandonment **ABND 230030** is conditionally approved, and the following stipulations will need to be met:

1. Grading and drainage plan CPGD 2304077, must be approved, permitted, constructed, and accepted for final approval of the proposed drainage easement abandonment.”
2. The abandonment must be completed within **two years** from the conditional approval decision dated **August 25, 2023**

This conditional approval has been reviewed and approved.

Signature: _____



Date: 07.nov.23

REPORT SUBMITTED BY: Alyssa Neitzel, Abandonment Coordinator.

cc: Applicant/Representative, RED Development, LLC
Miguel Victor, Acting Deputy Director Site Development