



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 240002

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) 262-7403** 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 February 29, 2026**), 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

February 29, 2024

Abandonment Staff Report: **ABND 240002**

Project# **21-23**

Council District: **5**

Location:

South of Indian School Road, North of Mitchell Drive, East of 97th Avenue, and West of State Route 101

Applicant:

Lennar Arizona, LLC & Nexmetro Western Garden, LLC

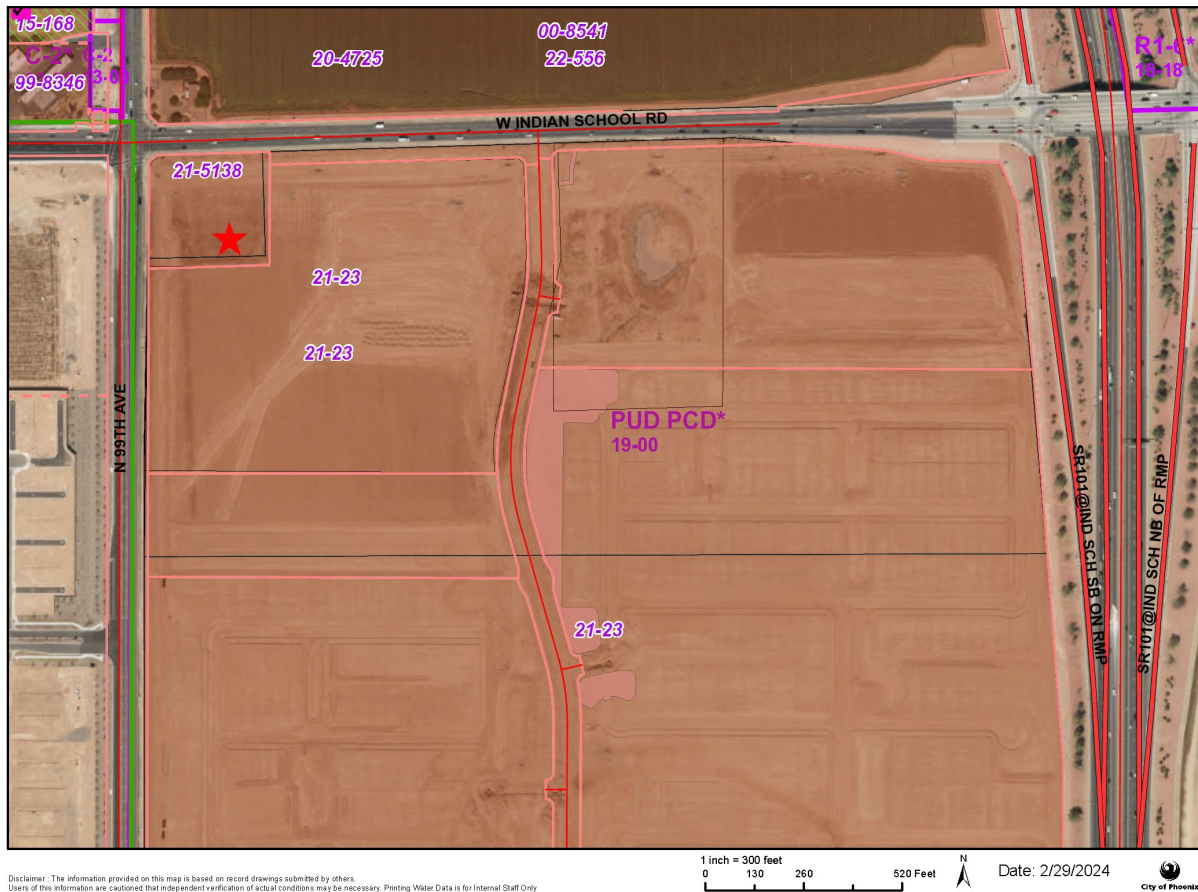
Request to abandon:

To abandon existing drainage easements located on APN 102-26-722 and 102-26-720. Both of which were recorded with the Final Plat for Western Garden Phase 1 (Fee No. 2023-0483721, 9/15/2023, Book 1757, Page 47)..

Purpose of request:

The applicant states the existing drainage easements configurations do not cover the newly design improvements of the development. As a result, the easements will be re-recorded with the modified boundary.

ABND 240002



City Staff Comments and Recommendations:

PDD Civil Reviewer – Alejandro Hernandez

Recommend approval with stipulation DEDI 230107 & PLAT 230046 recorded.

PDD Site Planner – Jacob Pretzman

No comments received.

Stipulations of Conditional Approval

The request of abandonment ABND 240002 is conditionally approved, and the following stipulation will need to be met:

1. Abandonment shall be recorded concurrently with PLAT 230046 and DEDI 230107.
2. The above stipulations must be completed within **two years** from the conditional approval decision dated **February 29, 2024**.

This conditional approval has been reviewed and approved.

Signature: Aracely Herrera **Date:** 3.18.24

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc Lennar Arizona, LLC, Applicant/Representative
Nexmetro Western Garden, LLC, Applicant/Representative
Miguel Victor, Deputy Director of PDD
Aracely Herrera, Site Planning Supervisor, Planner III