

## ATTACHMENT B



### **City of Phoenix**

Planning and Development Department

#### **CONDITIONAL APPROVAL – ABND 220052**

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 22, 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  
Abandonment Staff Report: **ABND 220052**  
Project# **22-3004**  
Quarter Section: **8-28**  
District#: **8**

**Location:** 1724 South 1st Street

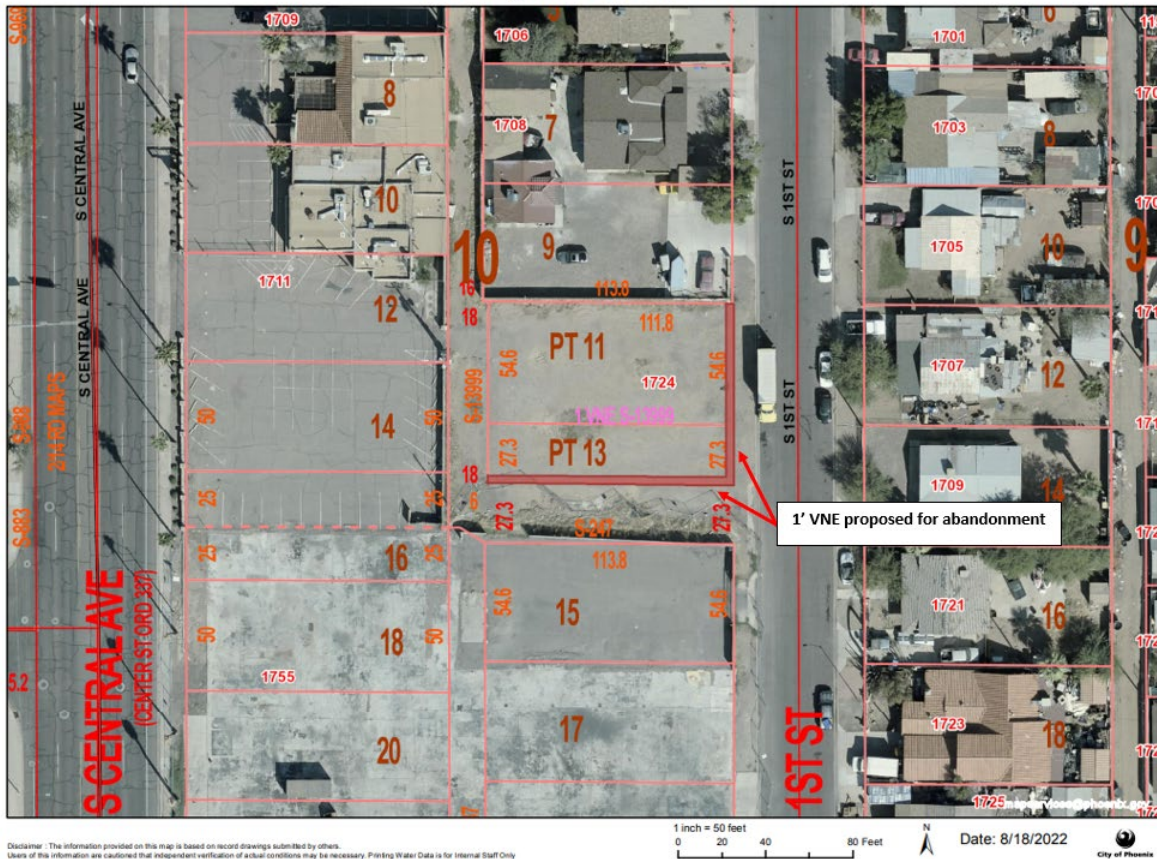
**Applicant:** Shahn Auronas

**Request to abandon:** The 1-foot vehicular non-access easement adjacent to the south and east property lines of the parcel identified by APN 112-39-083

**Purpose of request:** Applicant states: "The property is no longer being used as parking as part of the commercial property along Central Avenue. Property will be developed as residential, and, as such, requires access from 1<sup>st</sup> Street to be viable as residential use."

**Hearing date:** **October 13, 2022**

## Planning and Development



### 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 220052.

Ms. Alyssa Neitzel, introduced abandonment ABND 220052 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. Shaun Auronas responds.

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

Ms. Maja Brkovic, Streets Transportation Department Representative, reads comments.

Mr. DePerro reads recommended stipulations and revises number 1 to state “prior to completion of the abandonment, the applicant shall officially relinquish the approved P-1 zoning approved with case Z-28-982.” Number 3 will be renamed as number 2.

The Hearing Officer grants conditional approval subject to stipulations with modifications.

**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. Prior to completion of the abandonment, the applicant shall officially relinquish the approved P-1 zoning approved with case Z-289-82.
2. No right-of-way within 30-feet of the 37<sup>th</sup> Street monument line may be abandoned.
3. No right-of-way within 25-feet of the 38<sup>th</sup> Street monument line may be abandoned.
4. 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: 7/18/2023

REPORT SUBMITTED BY: Paulina Hernandez, Abandonment Secretary  
cc: Applicant/Representative, Shahn Auronas  
Christopher DePerro, Abandonment Hearing Officer