



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – 180067A

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 January 22, 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

January 22, 2019
Abandonment Staff Report: **V180067A**
Project# **18-3462**
Quarter Section: **29-38**

Location: 10810 N. Tatum Blvd

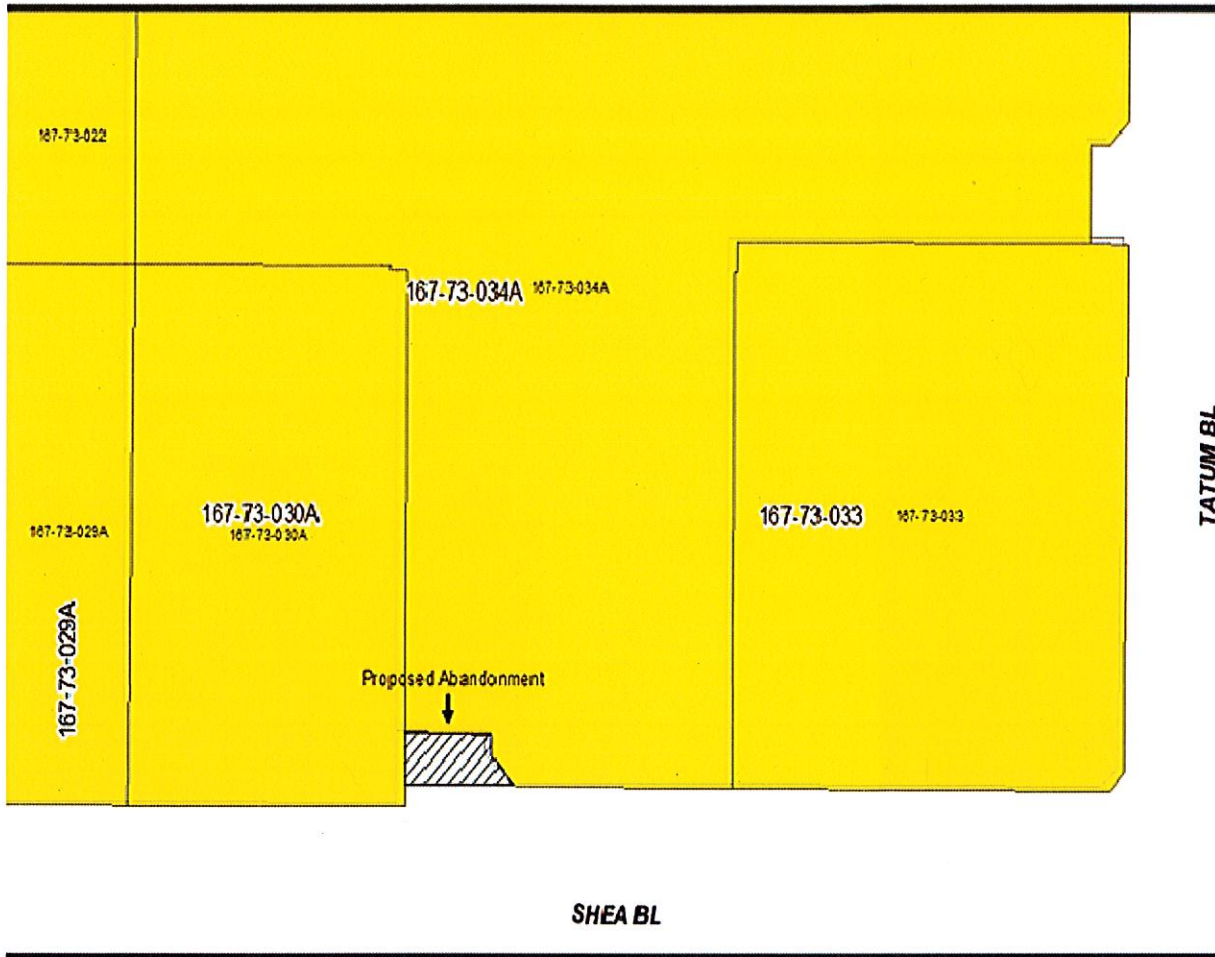
Applicant: Kevin Woods, RPAI HOLDCO Management, LLC

Request to abandon: To abandon a portion of the right-of-way on the north side of Shea Blvd., west of Tatum Blvd. Area of abandonment fronts APN 167-73-034A.

Purpose of request: The applicant states: Driveway relocation/removal.

Hearing date: **January 22, 2019 (Continued from January 8, 2019)**

Planning and Development Department



APPLICANT: Kevin Woods/RPAI HOLDCO Management
LLC.
ABANDONMENT AREA:
APPLICATION NO: V180067A

QUARTER SECTION: 29 - 38
DATE: 11/05/2018
BOOK and PAGE: 571-12

Hearing Summary

Mr. Christopher DePerro, the Hearing Officer started the hearing by asking Ms. Rocio Iniguez, the Abandonment Coordinator to read the abandonment request and staff research for the record.

Ms. Wendy Riddell, representative of the applicant Mr. Kevin Woods, RPAI HOLDCO Management, LLC, described the area requested for abandonment. Ms. Riddell stated the request is to re-plat the area.

Mr. DePerro asked Ms. Riddell if she had read the stipulations in the staff report.

Ms. Riddell stated that she had read the stipulations.

Mr. DePerro explained each stipulation to Mr. Woods and Ms. Riddell, giving the purpose for each.

The Hearing Officer granted a conditional approval with stipulations.

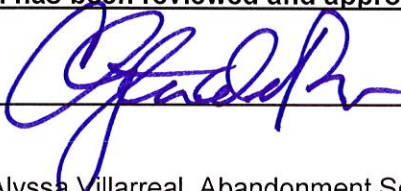
Stipulations of Conditional Approval

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. An appropriate performance agreement, in an approved form and cost amount, must be posted with the Planning and Development Department to guarantee the improvements.
 - 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 Value¹ 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 71 feet of the Shea Boulevard monument line may be abandoned.
4. Pedestrian and ADA accessible route along the north side of Shea Boulevard shall be provided until new access is established.
5. 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: 1.25.19

REPORT SUBMITTED BY: Alyssa Villarreal, Abandonment Secretary

cc: Applicant/Representative, Kevin Woods, RPAI HOLDCO Management, LLC
Christopher DePerro, Abandonment Hearing Officer

¹ If the area to be abandoned is within or adjacent to a redevelopment area established pursuant to A.R.S. §36-1471 ET.SEQ., Consideration may be given to the restrictions upon the property and the covenants, conditions and obligations assumed by the redeveloper in the determination of fair market value.