

# ATTACHMENT B



## **City of Phoenix**

Planning and Development Department

### **CONDITIONAL APPROVAL – ABND 240019**

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 May 13, 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.



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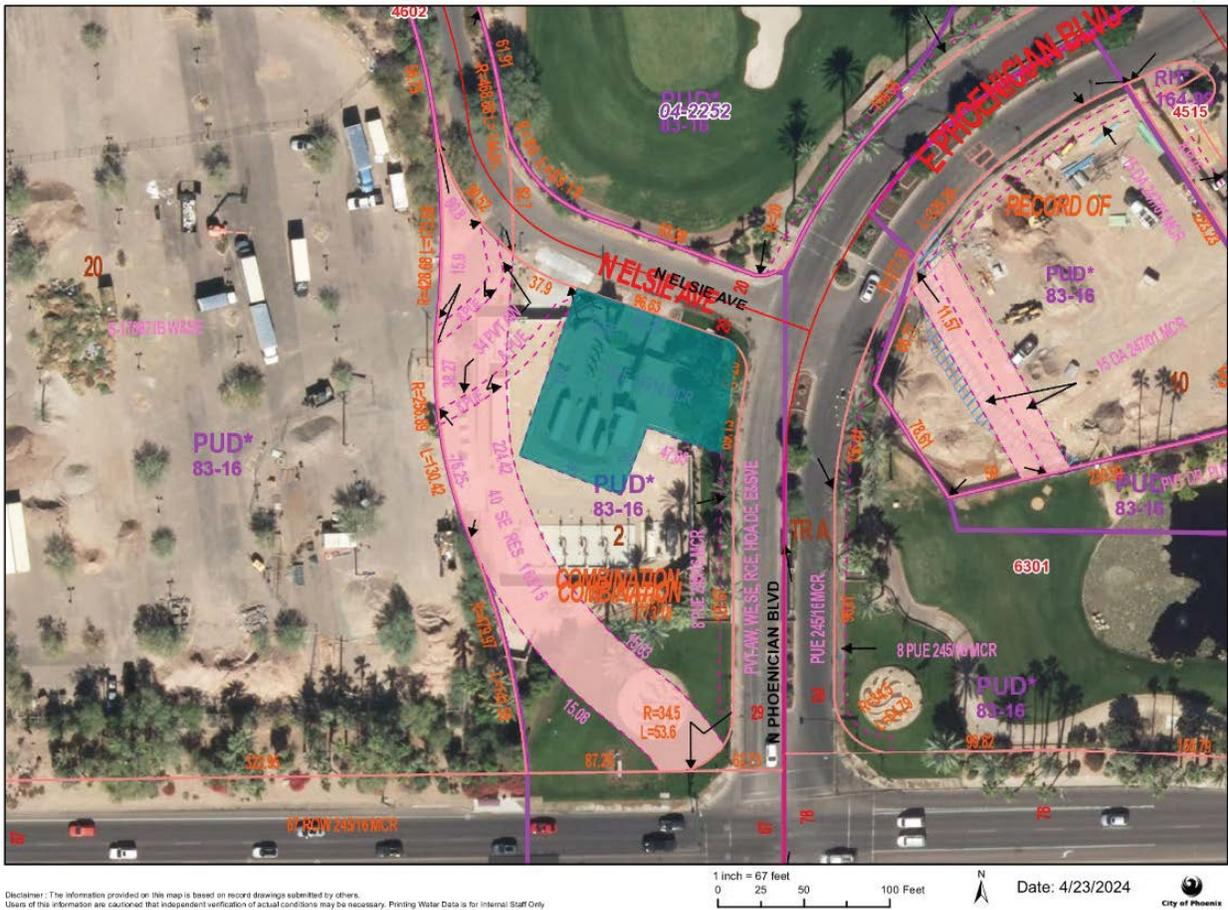
**May 13, 2024**

Abandonment Staff Report: **ABND 240019**

Project# **04-684**

Council District: **6**

|                                   |   |
|-----------------------------------|---|
| <b><u>Location:</u></b>           | Northwest corner of East Camelback Road and North Phoenician Boulevard  |
| <b><u>Applicant:</u></b>          | Gilbert Blilie PLLC c/o Paul E. Gilbert   |
| <b><u>Request to abandon:</u></b> | To abandon a 8,784 square foot existing booster pump station, a 3,419 square foot sewer easement, and a 11,520 square foot sewer easement as described in RES16815 (recorded at 1986-0198524) and S-17087 (recorded at 1987-0262590). |
| <b><u>Purpose of request:</u></b> | The applicant states the existing booster pump station and sewer easements are no longer needed.  |



**City Staff Comments and Recommendations:**

**PDD Civil Reviewer – Roxanne Tapia**  
Civil recommends approval.

**PDD Traffic – Derek Fancon**  
Recommend approval.

**Water Services Department – Donald Reynolds**  
WSD has no stipulations for the requested abandonment.

**PDD Site Planner – Dru Maynus**  
Recommend approval.

**Street Transportation Department Utility – Rozanna Brown**  
No comments received.

**Street Transportation Streetlight Section – Jason Fernandez**  
Recommends approval.

**Public Works Solid Waste– Robert Lopez**

Recommends approval. Proposed abandonment will have no impact on PW Solid Waste Service.

**Utility Comments**

The request was also routed to outside utility companies for their input. Listed below are the responses from each utility.

**Cox – Zach Lawson**

I have reviewed the abandonment request at **ABND 240019 APN 172-12-068A & APN 172-12-086A** in Phoenix, {Maricopa County}, AZ. Based upon the supplied drawings/exhibits that you've submitted it has been determined that COX has no facilities within the easement and therefore we approve your request to abandon.

Please note that although Cox Communications approves this abandonment, we do so with the understanding that we will not assume any construction, relocation and/or repairs costs associated or in result of this abandonment.

**Southwest Gas – Susan R. Mulanax**

After reviewing the plans for the above-referenced project, it has been determined that there are no apparent conflicts between the Southwest Gas system and your proposed abandonment of the public utility easement. Southwest Gas would like to recommend abandonment of the public utility easement located at the above-referenced location.

**Arizona Public Service – Kimberly Paxson**

APS has no objection to this abandonment as the subject property is outside of APS service territory.

**CenturyLink – Tori Jacoby**

No comment received.

**Salt River Project – Michael Laguna**

Salt River Project has no objection to the abandonment of the Public Utility Easement as described in recorded document 1986-0198524 and 1987-0262590 and shown in the abandonment package.

**Stipulations of Conditional Approval**

The request of abandonment ABND 240019 is conditionally approved, and the following stipulation will need to be met:

1. All utilities within the subject PUEs 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.

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:** 5.23.24

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