

Attachment B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – 190019

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 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 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 **one year** from the date of your conditional approval (**your expiration date is May 7, 2020**), this request will then **expire**. At that time a new submittal will be required along with the required payment for the abandonment process.



City of Phoenix

Planning and Development Department

May 07, 2019

Consolidated Abandonment Staff Report: V190019A

Project# 15-3108

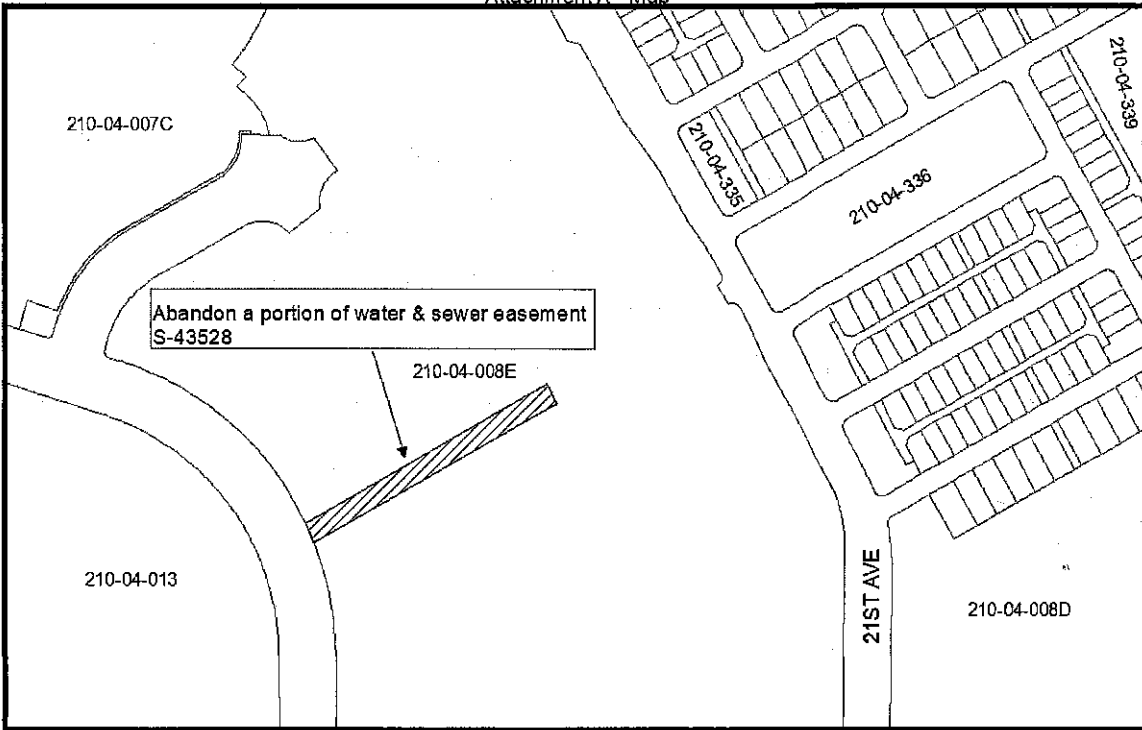
Location: NEC of W Happy Valley Rd and Norterra Parkway


Applicant: AWH Construction, Inc.

Request to abandon: To abandon 47' of water and sewer easement shown as Recorded Final Plat "Norterra PUD Phase 1" recorded in Book 691, Page 26 of MCR, Doc # 2017-0522067.

Purpose of request: The applicant states: a private accessway is proposed in this area with a 34' wide water and sewer easement.

Attachment A - Map



APPLICANT: AHW Construction, Inc.
ABANDONMENT AREA: 
APPLICATION NO: V190019A

QUARTER SECTION: 47-23, 47-24, 48-23, 48-24
DATE: 20-MAR-2019
BOOK & PAGE: 691 - 287

City Staff Comments and Recommendations

PDD Civil Reviewer: No civil comments required. Defer to WSD for requirements.

PDD Planner: No comments received.

PDD Traffic Reviewer: Recommends approval.

Street Transportation: No comment.

Street Transportation, Lights: No comments received.

Street Transportation, PDP: No comments received.

WSD Water Reviewer: The applicant/property owners shall retain the entire right of way as a sewer easement as there are existing 15' sewer mains within the easement that is approximately 16' deep, which requires a 45' easement or as may be modified by the affected utilities with 24 – hour maintenance access subject to the following standard stipulation:

- No structure of any kind and/or block wall shall be constructed or placed within the easement except removable type fencing and/or paving. No planting except grass and/or approved ground cover shall be placed within the easement. It shall be understood that the City of Phoenix shall not be required to replace any obstructions, paving or planting that must be removed during required maintenance,

reconstruction and/or construction. If you have questions, please feel free to contact Don Reynolds at (602) 534-3953 or Donald.reynolds@phoenix.gov at the Water Services Department.

WSD Sewer Reviewer: WSD Water Reviewer: The applicant/property owners shall retain the entire right of way as a sewer easement as there are existing 15' sewer mains within the easement that is approximately 16' deep, which requires a 45' easement or as may be modified by the affected utilities with 24 – hour maintenance access subject to the following standard stipulation:

- No structure of any kind and/or block wall shall be constructed or placed within the easement except removable type fencing and/or paving. No planting except grass and/or approved ground cover shall be placed within the easement. It shall be understood that the City of Phoenix shall not be required to replace any obstructions, paving or planting that must be removed during required maintenance, reconstruction and/or construction. If you have questions, please feel free to contact Don Reynolds at (602) 534-3953 or Donald.reynolds@phoenix.gov at the Water Services Department.

Planning & Zoning: No comments received.

NSD Reviewer: No comments received

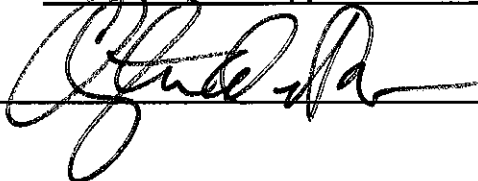
Stipulations of Conditional Approval

The request of abandonment **V190019A** is conditionally approved and the following stipulations will need to be met:

1. The applicant/property owners shall relocate all affected water and sewer utilities into an alternate easement or right-of-way prior to the Resolution of Abandonment in accordance with plans submitted to and approved by the Planning and development Department, or as otherwise approved by the Water Services Department. All work is to be done by a licensed contractor at no expense to the City of Phoenix.
2. The above stipulations must be completed within **one year** from the conditional approval decision dated **May 7, 2020**.

This conditional approval has been reviewed and approved.

Signature: _____



Date: _____

5.14.19

REPORT SUBMITTED BY: **Robert G. Martinez, Senior Engineering Technician**

Cc: AHW Construction, Inc.