



**City of Phoenix**  
Planning and Development Department

**CONDITIONAL APPROVAL – ABND 250020**

Your abandonment request was granted **CONDITIONAL APPROVAL**.

This request will **NOT** be completed until it is formally adopted by City Council. Please contact **the Abandonment Coordinator at (602) 262-7403** for questions regarding this report.

Upon verification of the legal description from our GIS Mapping Section, your request will be scheduled for City Council formal approval. You will receive a copy of the resolution from the City Clerk after Council adoption.



## **City of Phoenix**

Planning and Development Department

**July 3, 2025**

Consolidated Abandonment Staff Report: **ABND 250020**

Project# **00-309**

District: **5**

**Location:**

4507 North 45<sup>th</sup> Avenue

**Applicant:**

Tirso Gonzalez

**Request:**

To abandon a 3-feet by 650.39-feet public utility easement (PUE) totaling approximately 1,951 square feet that expands east to west on the south side of the property located at 4507 North 45<sup>th</sup> Avenue.

**Purpose of request:**

The applicant states that the property will be redeveloped and existing public utility easement is not necessary to support the new development.

ABND 250020



**City Staff Comments:**

**PDD Civil Review – BreAnne Ritcher**  
Recommend approval, without stipulations.

**Water Services Dept – Leticia Saenz**  
WSD has NO stipulations for this PUE Abandonment.

**Site Planning – Dru Maynus**  
Recommend approval.

**Street Transportation Utility Coordination Department– Andrea Diaz**  
Has no comments.

**Streetlights– Jason Fernandez**  
Recommend approval.

### **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 250020 4507 N 45TH AVE, 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.

If I can be of further assistance, please contact me at az.

#### **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.

Thank you for your cooperation on this project. Please contact me at 725-502-3385 if you have any questions or require additional information.

#### **Arizona Public Service – Darianna Arias**

I have researched our records and found that the subject property is not situated within the APS service territory, and there are no APS facilities within the PUE or elsewhere on this property. Therefore, APS has no objection.

#### **CenturyLink – Bill Paul**

Qwest Corporation d/b/a CENTURYLINK QC. (Centurylink") has reviewed the request. Centurylink Engineering has no reservation with this request. See attached "Exhibit B".

It is the intent and understanding of Centurylink that this Abandonment shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This abandonment response is submitted WITH THE STIPULATION that if Centurylink facilities are found and/or damaged within the abandonment area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul 727-449-3544 or [bill.paul@lumen.com](mailto:bill.paul@lumen.com)

#### **Salt River Project – Michael Laguna**

Salt River Project has no objection to the partial abandonment of the 3-foot public utility easement for lot 2 of the Santa Fe Pacific Business Center as described in Exhibit B and shown in the aerial view. There are no facilities in the proposed abandonment area.

If you have any questions or need further information, please contact me at 602-236-3116.

The request of abandonment ABND 250017 is conditionally approved and will be forwarded to City Council for formal adoption and recordation.

**This conditional approval has been reviewed and approved.**

Signature: Aracely Herrera Date: 7.9.25

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator.

cc: Applicant/Representative, Tirso Gonzalez  
Major Site Plan Review Supervisor, Aracely Herrera  
Principal Planner, Craig Messer