



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 250042

Your abandonment request was granted **CONDITIONAL APPROVAL** by **David Neal, 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 Dru Maynus 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 action.

If the stipulations of abandonment are not completed within **two years** from the date of your conditional approval (**your expiration date is December 11, 2027**), 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

December 11, 2025

Preliminary Abandonment Staff Report: **ABND 250046**

Project# **25-1201**

Quarter Section: **16-41**

District#: **6**

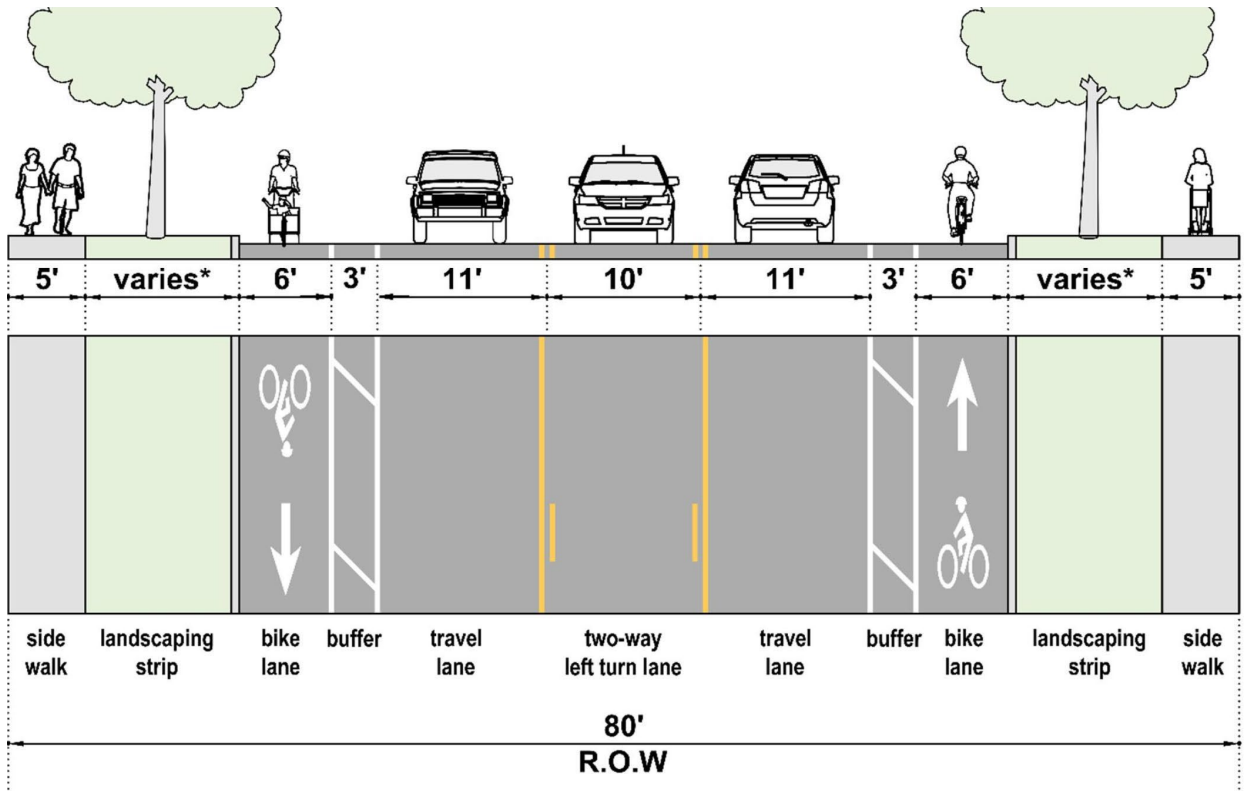
Location: Right-of-Way Easement (ROW E) located along the west side of 5601 East Calle Del Paisano

Applicant: Jacklyn and Jerimiah Wurzbacher / Steve Judge

Request: To abandon a 25-foot-wide ROW-E located on the west side of the property at 5601 East Calle Del Paisano.

Purpose of request: Applicant states the purpose of the abandonment is to increase the buildable area of the property.

Hearing date: **December 11, 2025**



**Preferred minimum width is 10', and is subject to character area, neighborhood, or specific plans.*

Figure 2.3-7 Cross-Section "E", Collector

Stipulations:

1. No right-of-way within 40-feet of the 56th Street monument line shall be abandoned.
2. All unpermitted structures or walls within the right-of-way shall be relocated outside of the right of way.

Should you have any questions regarding these comments, please contact me at Joshua.rogers@phoenix.gov.

Street Transportation Utility Coordination Department– Andrea Diaz

The Street Transportation Department has no comments.

PDD Traffic Department – Derek Fancon

Recommend approval.

PDD Planning Department – Dru Maynus

Site Planning has no objections to the abandonment.

Solid Waste – Megan Sheets

Recommend approval.

Water Services – Leticia Saenz

WSD has NO concerns/issues for this abandonment.

PDD Civil Department – Roxanne Tapia
Recommend approval without stipulations.

Utility Comments

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

Cox – Elaine Nevoranek

If the city determines that the aerial lines are in conflict with the ADU, the requestor/developer would be responsible for the costs of any relocations needed.

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 as shown on the application you provided. Southwest Gas would like to recommend the abandonment of the roadway easement located at the above-referenced location.

Thank you for your cooperation on this project. Please contact me 702-364-3678 if you have any questions or require additional information.

Arizona Public Service – Nichole Harvey

You have requested Arizona Public Service Company's ("APS") concurrence to encroach within the Public Utility Easement ("PUE") on the above-referenced property.

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 to the encroachment within the PUE.

Should you have further questions concerning this matter, please contact me 602-371-6966 or landservices@Apsc.com.

CenturyLink – Chris Nielsen

Aries Network Construction Services, on behalf of Lumen/Centurylink, is in receipt of your request for Abandonment or Encroachment of the abandonment request area.

Inventory of Local Lumen Facilities: Facilities exist with requested abandonment area. Protect in Place. If relocation required, please contact Local Lumen Wire Center Engineer.

Abandonment/Encroachment Request Overview: Request is for abandonment of 25' Road Widening Easement located along the East side of 56th Street at APN. 128-28-036 - 5601 E. Calle Del Paisano Phoenix, AZ 85018.

Recommendation: In the event Lumen facilities need to be removed or relocated, all associated costs will be at the expense of the requestor/agency/owner. Blue staking is required prior to all excavation activities. Access for Lumen, or its agents, must be maintained. All facilities are to be avoided or protected while also maintaining a minimum 12" horizontal and vertical separation. Lumen reserves the right to mandate modifications or removal of encroachments if it is deemed there is an impediment. Any damage to Lumen facilities and those costs associated with repair/replace facilities will be at the cost of the requestor/agency/owner. Lumen will not be held

responsible for any damage or cost to repair, move, or remove any encroached items (ie fence, sign, landscape, pool, etc.) for the purpose of facility management.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the 25-foot Right-of-Way easement as shown on the provided site plan and recorded plat map for Arcadia Square subdivision Lot 16, aka 5601E. Calle del Paisano with the following conditions. Salt River Project has existing facilities within the proposed abandonment area, and our coverage is under a 1954 Resolution Agreement with Maricopa County. An 8-foot Public Utility Easement is to be retained for the existing overhead lines. If the additional structure is constructed per the submitted plans and the 15’ clearance stated on the plans is accurate as submitted, then those distances will meet minimum clearance requirements.

Recommended Stipulations of Approval

The request of abandonment, if approved by the Abandonment Hearing Officer, will be subject to the following stipulations:

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. Any utilities which are to remain on private property shall be maintained in an appropriate public utility easement (PUE).
2. Applicant shall submit and obtain City approval of a legal description of the abandonment area prior to City Council approval of ABND 250046.
3. No right-of-way within 40-feet of the 56th Street monument line shall be abandoned.
4. All unpermitted structures or walls within the right-of-way shall be relocated outside of the right of way.
5. 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: David Neal Date: 12/15/25

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator.

cc: Applicant/Representative, Steve Judge
Applicant, Jacklyn and Jerimiah Wurzbacher
David Neil, Abandonment Hearing Officer

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.