

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 260001

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) 256-3487** 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 February 23, 2028**), 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

February 23, 2026

Abandonment Staff Report: **ABND 260001**

Project# **15-3108**

Council District: **1**

Location:

25150 North 21st Avenue

Applicant:

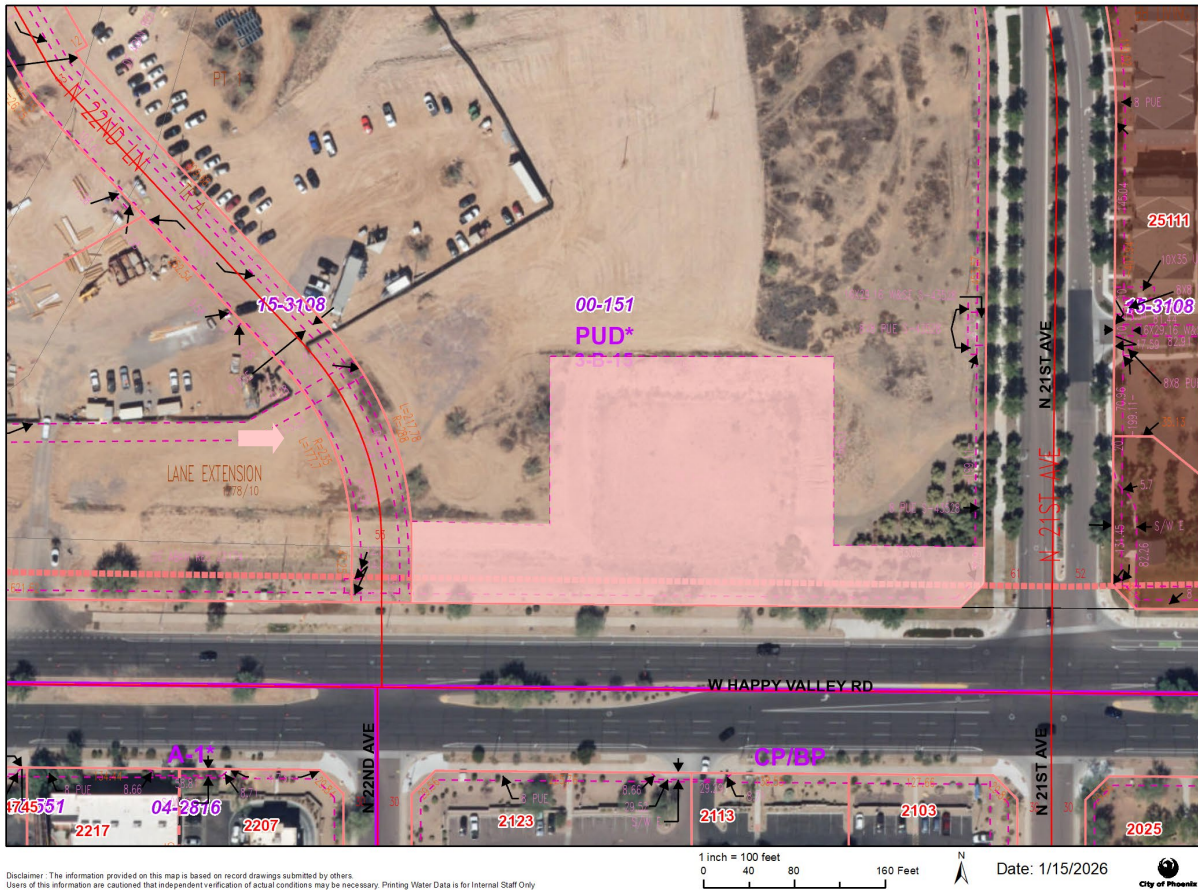
Red Development, LLC / Wood Patel & Associates, Inc.

Request to abandon:

To abandon an existing drainage easement (Document No. 2017-0464524, MCR), encompassing approximately 70,370 square feet (1.6155 acres) on the property located at 25150 North 21st Avenue (APN 210-04-008R).

Purpose of request:

The applicant indicates that the existing drainage easement no longer serves a public function and conflicts with the proposed development plan. The forthcoming Final Plat for Parcel 11 will establish the necessary new drainage easements within Parcel 11 to meet current requirements.



City Staff Comments and Recommendations:

PDD Civil Reviewer – Roxanne Tapia

Grading and Drainage plan to be submitted and approved.

Water Services Department – Leticia Saenz

WSD has NO Concerns/issues for this Drainage Easement abandonment.

PDD Site Planner – Matt Roth

Recommends approval without stipulations.

Street Transportation Department Utility Coordination – Andrea Diaz

The Street Transportation Department Utility Coordination has found fiber facilities within the proposed abandonment area. Please see attached drawings and permits for your reference.

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

Approved, but please maintain the usual PUE.

Southwest Gas – Susan 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 drainage public utility easement. Southwest Gas would like to recommend abandonment of the drainage public utility easement located at the above-referenced location.

Arizona Public Service – Nichole Harvey

Recommends approval.

CenturyLink – Briana Salles

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 may exist within requested abandonment area. I believe records are off and facilities are not present within the area, if facilities do exist, a relocation job for the abandonment will be required..

Abandonment/Encroachment Request Overview: Request is to abandon an existing drainage easement (DOC. #2017-0464524, DEDI #170002) due to the planned private development of parcel 11 located at APN. 210-04-823.

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 drainage easement recorded in document 2017-0464524. Located at 25150 N. 21st Avenue and described in the abandonment package. This is in an Arizona Public Service serving area.

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

Stipulations of Conditional Approval

The request of abandonment ABND 260001 is conditionally approved, and the following stipulation 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 rights-of-way shall be retained as a public utilities easement with 24-hour vehicle maintenance access.
2. The applicant shall submit a grading and drainage plan for review and obtain approval prior to completion of the abandonment.
 3. The above stipulations must be completed within **two years** from the conditional approval decision dated **February 23, 2026**.

This conditional approval has been reviewed and approved.

Signature: David Neal **Date:** 2/24/26

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc Red Development, LLC, Applicant/Representative
Wood Patel & Associates, Inc., Applicant/Representative
David Neal, Principal Planner/Abandonment Hearing Officer