



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL-190039

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

This request will **NOT** be completed until it is formally adopted by City Council. Please contact **Robert G. Martinez** at **(602) 495-0806** for questions regarding this report.

Upon receipt of the legal description from our Real Estate division, **Robert G. Martinez** will schedule your request 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 11, 2019

Consolidated Abandonment Staff Report: **V190039A**

Project# **03-2210**

Location:

4350 E Camelback Rd

Applicant:

Scott Wagner

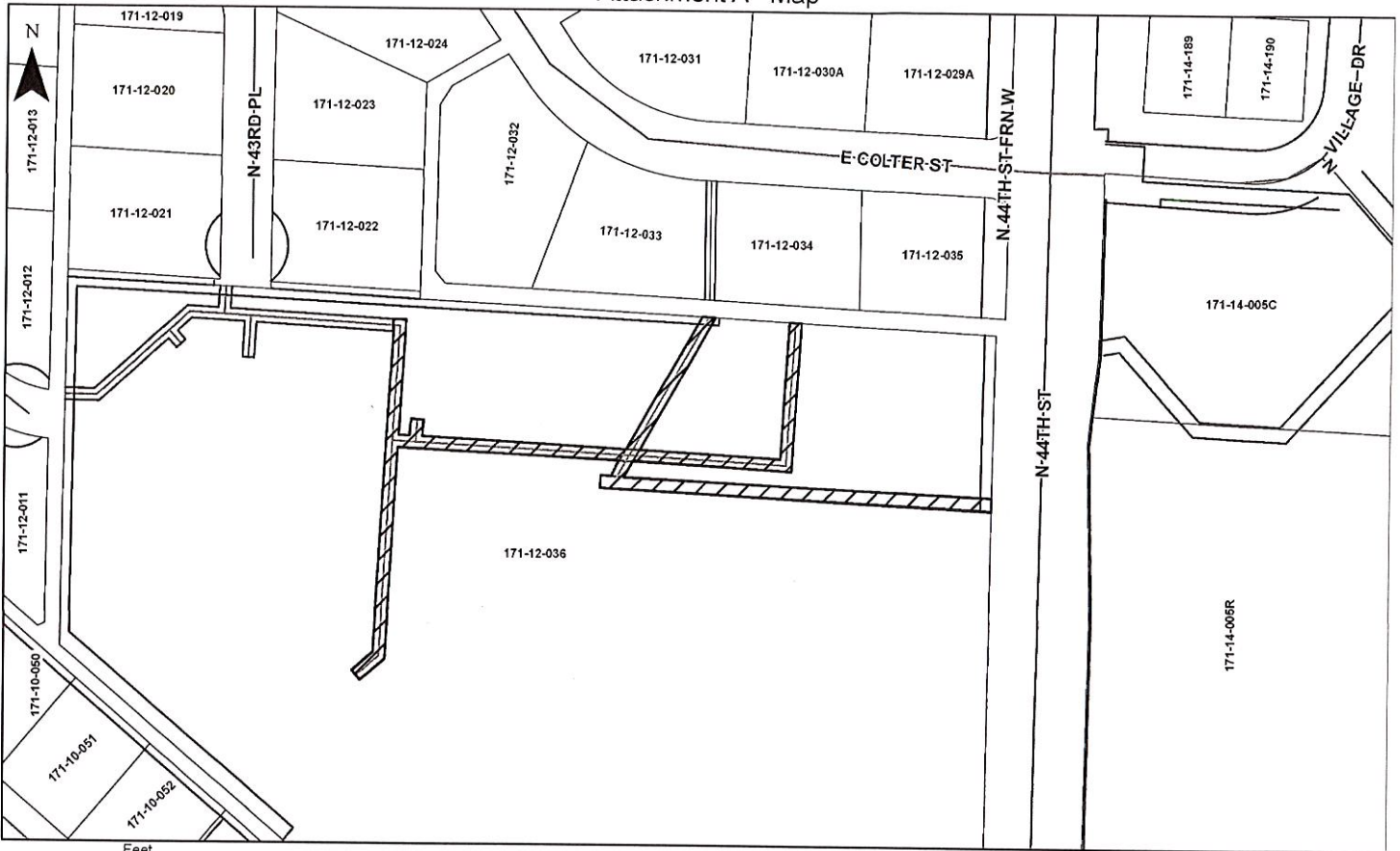
Request to abandon:


To abandon a portion of 12-foot water easement per dk. 15650, page 568, MCR and a portion of 12-foot drainage easement per Docket 15670 page 542, MCR.

Purpose of request:

The applicant states: proposed development of the Phoenix Suns Practice Facility requires the abandonment of existing water and drainage easements, removal of waterline and storm drain. Dedication of new water and drainage easements, and installation of new waterline and storm drain.

Attachment A - Map



APPLICANT: SCOTT WAGNER ABANDONMENT AREA: APPLICATION NO: V190039A		QUARTER SECTION: 19-37 DATE: 5-JUN-2019 BOOK: 951 PAGE: 15
--	---	--



City Staff Comments and Recommendations

PDD Civil Reviewer: The reroute of the storm drain system will need to be completed prior to the abandonment completion. Also, a 16-foot (minimum) drainage easement will be required within the new storm drain alignment. The dedication and abandonment will be processed concurrently.

PDD Planner: Recommend Approval. Proposed Suns Facility within proposed abandonment area, KIVA tracking numbers 03-2210, PRLM 1903907

PDD Traffic Reviewer: No comment received.

Street Transportation: No comment.

Street Transportation, Lights: No comment.

Street Transportation, PDP: No comment.

WSD Reviewer: The applicant/property owners shall relocate all affected water utilities into an alternate easement of 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.

The existing water meter(s) shall be relocated onto the public right of way in accordance with plans submitted to and approved by the Planning and Development Department. All work is to be done by City forces at no expense to the City of Phoenix.

The existing fire hydrants shall be relocated onto the public right of way in accordance with plans submitted to and approved by the Planning and Development Department. All work is to be done by licensed contractor at no expense to the City of Phoenix.

Planning & Zoning: No comment received.

Fire Prevention: No comment received.

Floodplain Mgt: Denial. This drainage easement contains two storm drains pass that through offsite flows which is required per City Ordinance. A drainage easement protects the storm drain from being removed or impacted by construction. Denial is recommended due to the negative impacts like flooding to the neighbors to the north and east of this development.

NSD: No comment received.

Parks and Recreation: No comment received.

Stipulations of Conditional Approval

The request of abandonment **V190039A** is conditionally approved and the following stipulations will need to be met:

1. The applicant/property owner shall reroute storm drain system in a new 16-foot (minimum) wide drainage easement prior to the resolution of this abandonment in accordance with plans submitted and approved by the Planning and Development Department. All work is to be done by a licensed contractor at no expense to the City of Phoenix.
2. Abandonment and dedication of new drainage easement to be completed concurrently.
3. The applicant/property owners shall abandon all affected water and sewer utilities within 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.
4. The existing water meter(s) shall be relocated onto the public right-of-way in accordance with plans submitted to and approved by the Planning and Development Department. All work is to be done by City forces at no expense to the City of Phoenix.
5. The existing fire hydrants shall be relocated onto the public right-of-way in accordance with plans submitted to and approved by the Planning and Development Department. All work is to be done by licensed contractor at no expense to the City of Phoenix.
6. All stipulations must be completed within **one year** from the conditional approval decision dated **July 24, 2019**.

This conditional approval has been reviewed and approved.

Signature:  _____ Date: 8.8.19

REPORT SUBMITTED BY: Rachel LaMesa, Senior Engineering Technician
Cc: Scott Wagner

