

Attachment B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – V190003A

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 March 18, 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

March 18, 2019

Consolidated Abandonment Staff Report: **V190003A**

Project# **15-3108**

Location:

25322 N 21st Avenue

Applicant:

AHW Construction, Incorporated

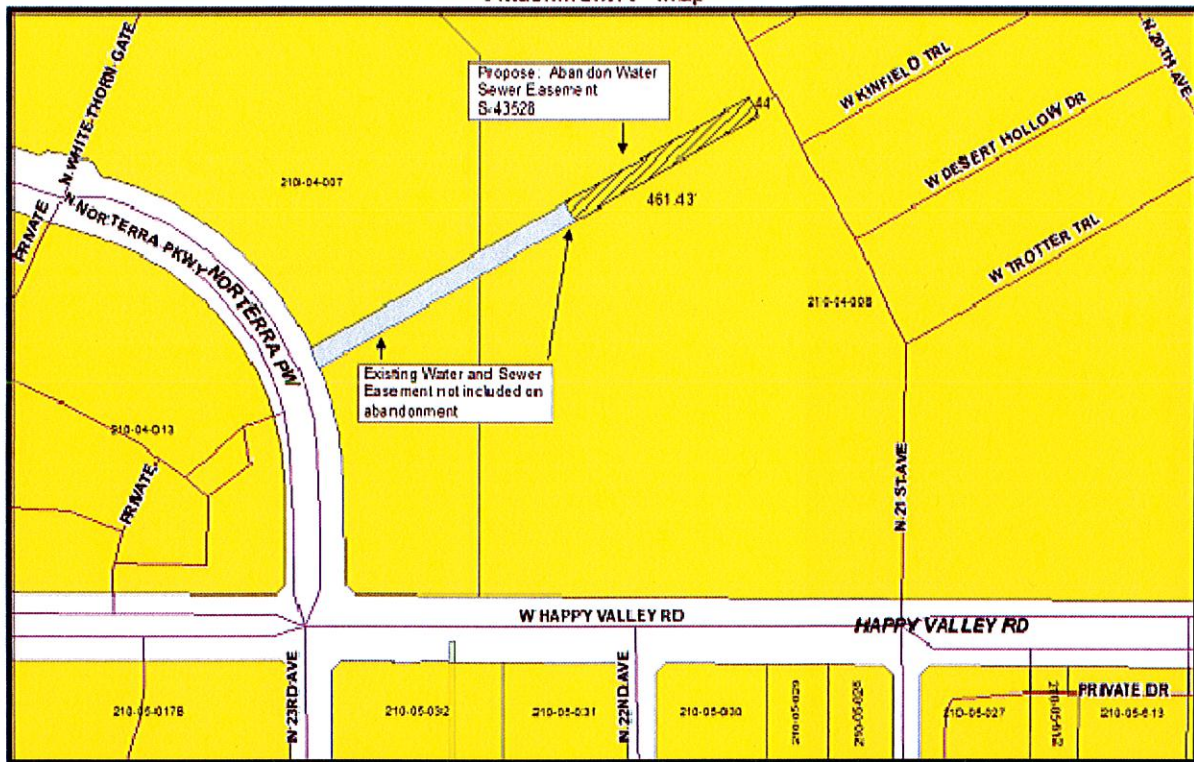
Request to abandon:


To abandon a portion of 44-47 foot by 461.43-foot water and sewer easement addressed 25322 North 21st Avenue, APN 210-04-008E, recorded on Book 1334, Page 40 of Maricopa County Recorder's Office

Purpose of request:

The applicant states: A private accessway is proposed in the area with a 34-foot wide water and sewer easement.

Attachment A - Map



APPLICANT: AWH Construction, Inc.
ABANDONMENT AREA: 
APPLICATION NO: V190003A

QUARTER, SECTION 48-23, 48-24, 47-23, 47-24
DATE: 17-JAN-2019
DOCKET & PAGE: 691 - 26

City Staff Comments and Recommendations

PDD Civil Reviewer: Recommend approval with the following stipulations or improvements that must be satisfied to complete this application for abandonment: Sewer and Water access via remaining easement

PDD Planner: No comments received.

PDD Traffic Reviewer: Recommends approval

Street Transportation: No stipulations

Street Transportation, Lights: No comments received.

Street Transportation, PDP: No comments received.

WSD Water/Sewer Reviewer: The entire right of way shall be retained as a water and sewer easement as there are existing sewer and water mains within the 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 further understood that the City of Phoenix shall not be required to replace any obstructions, paving or planting that must be removed during the course of required maintenance reconstruction and/or construction.

OR 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

WSD Solid Waste: Recommends approval

Planning & Zoning: No comments received.

NSD Reviewer: No comments received.

Utility Comments:

APS: Recommend approval.

Cox: Recommend approval.

CenturyLink: No comments received.

SRP: Recommend approval; no objection.

SWG: Recommend approval.

Stipulations of Conditional Approval

The request of abandonment **V190003A** is conditionally approved and the following stipulations will need to be met:

1. All utilities shall be relocated to locations approved by the affected utility company. All work is to be done by the affected utility company at no expense to the affected utility company.
2. 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.
3. The above stipulations must be completed within **one year** from the conditional approval decision dated **March 18, 2020**.

This conditional approval has been reviewed and approved.

Signature: _____



Date: _____

3.27.19

REPORT SUBMITTED BY: **Robert G. Martinez, Senior Engineering Technician**
Cc: **AWH Construction, Inc.**