

Attachment B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 240010

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. **Please contact the Abandonment Coordinator at (602) 262-7403** for questions regarding this report.

Upon receipt of the legal description from our Real Estate division, 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

April 16, 2024

Abandonment Staff Report: **ABND 240010**

Project# **94-0008704**

Council District: **1**

Location:

4602 W Honeysuckle Drive and 4601 W Honeysuckle Drive

Applicant:

MAH Holdings, LLC

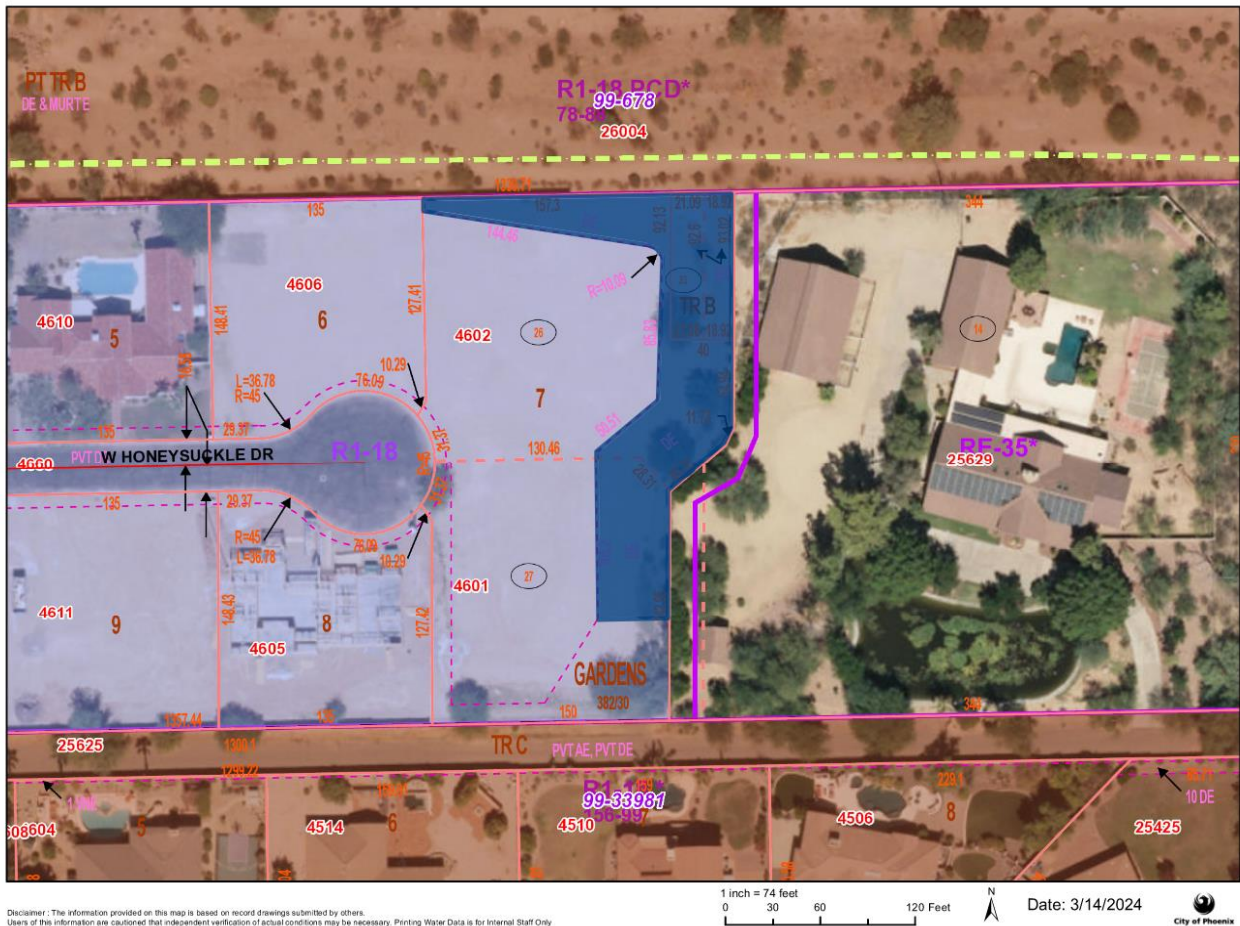
Request to abandon:

To abandon a portion of an existing drainage easement that is located at 4602 W Honeysuckle Drive and 4601 W Honeysuckle Drive.

Purpose of request:

The applicant states The removal of the easement is necessary as currently the area that the drainage easement covers is preventing the development of the parcels, while no longer conveying any offsite flows.

ABND 240010



City Staff Comments and Recommendations:

PDD Civil Reviewer – Michelle Flores

Civil recommends approval for ABND 240010. The channel and easement on lot 7 of Indian Gardens Subdivision was built and dedicated (As-built completed 7-31-1995) prior to the completion of the channel built by the Stetson Hills-Parcel 12 Subdivision (As-built completed 12-02-2002). According to the G&D for Indian Gardens, the drainage easement and channel to handle offsites from the north is to be abandoned once the city builds the planned drainage channel along the north property or when a smaller line channel is built to replace it, which was completed by the Stetson Hills-Parcel 12 development. The drainage easement on lot 7 that is routing streets flows from Honey Suckle Drive is to remain. Additionally, the G&D As-builts and Master Drainage Report for Stetson Hills supports this determination.

Street Transportation Department – Josh Rogers

No comments.

Water Services Department – Donald Reynolds

WSD has **NO stipulations** for this Abandonment. The proposed property has existing water and sewer mains that can potentially serve the development.

PDD Traffic – Derek Fancon

Recommend approval.

PW Solid Waste – Robert Lopez

Recommend approval, the proposed abandonment will have no impact on PW Solid Waste Services.

Streetlights –Jason Fernandez

Recommend approval.

PDD Site Planner – Dru Maynus

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 240010 APN 250-07-223A & APN 205-07-223B 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.

Southwest Gas – Susan R. Mulanax

After review, SWG has determined that there are no existing or proposed facilities within the area proposed and have no objection to the request as presented.

Nothing in this is intended or shall be construed to affect, reduce, or diminish any other existing property rights or easement SWG may have at this site or within the area affected. SWG retains the right to use any other reservations, easements, licenses or other property rights in which it may have an interest or that otherwise may be located within the area proposed.

Arizona Public Service – Kimberly Paxson

APS has no objection to this requested abandonment.

CenturyLink – Tori Jacoby

CenturyLink of Arizona, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

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

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are

found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the Drainage Easement as shown in the abandonment package for ABND 240010. This is an Arizona Public Service serving area.

The request of abandonment ABND 240010 is conditionally approved and will be forwarded to Council for formal adoption and recordation.

This conditional approval has been reviewed and approved.

Signature: Aracely Herrera **Date:** 4/24/24

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc MAH Holdings, LLC, Applicant/Representative
Michael Ashbrook, Applicant/Representative
Miguel Victor, Deputy Director of PDD
Aracely Herrera, Site Planning Supervisor, Planner III