

ATTACHMENT B



**City of Phoenix**

Planning and Development Department

**CONDITIONAL APPROVAL – ABND 220041**

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 July 26, 2024**), 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

**July 26, 2022**

Abandonment Staff Report: **ABND 220041**

Project# **17-2529**

Quarter Section: **12-37 / 12-36**

District#: **8**

**Location:**

1200 N 40<sup>th</sup> Street

**Applicant:**

QTS Investment Properties Phoenix, LLC |  
Angie Fealy, Jacobs Engineering

**Request to abandon:**

The 40' wide sewer easement adopted by  
City ordinance S-30942

**Purpose of request:**

The applicant states the sanitary line is being  
relocated to the west to facilitate new  
development on the parcel.

## Planning and Development



### City Staff Comments and Recommendations:

#### **PDD Civil Reviewer – Bonnie Montero**

No comments received.

#### **Water Services Department – Donald Reynolds**

“The applicant/property owners shall relocate all affected sewer utilities into an alternate easement or right of way in accordance with plans submitted to and approved by the Planning and Development Department, or as otherwise approved by the Water Services Department. The new sewer main will need to be constructed, approved, and accepted for operation prior to the Resolution of Abandonment. All work is to be done by a licensed contractor at no expense to the City of Phoenix.”

#### **PDD Site Planner – Brandon Zurick**


No comments received.

### Stipulations of Conditional Approval

The request of abandonment ABND 220041 is conditionally approved, and the following stipulations will need to be met:

1. The applicant/property owners shall relocate all affected sewer utilities into an alternate easement or right of way in accordance with plans submitted to and approved by the Planning and Development Department, or as otherwise approved by the Water Services Department. The new sewer main will need to be constructed, approved, and accepted for operation prior to the Resolution of Abandonment. All work is to be done by a licensed contractor at no expense to the City of Phoenix.
2. The abandonment must be completed within **two years** from the conditional approval decision dated **July 26, 2022**.

**This conditional approval has been reviewed and approved.**

Signature:  \_\_\_\_\_ Date: 12.5.22

REPORT SUBMITTED BY: Maggie Dellow, Abandonment Coordinator

cc QTS Investment Properties Phoenix, LLC  
Angie Fealy, Jacobs Engineering, Applicant  
Christopher DePerro, Team Leader Site Planning