



**City of Phoenix**  
Planning and Development Department

**CONDITIONAL APPROVAL – ABND 200550**

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 Maggie Dellow at (602) 262-7399** 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 November 17, 2021~~) (**NEW EXPIRATION DATE IS SEPTEMBER 17, 2025**), 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

**November 17, 2020**

Consolidated Abandonment Staff Report: **ABND 200550**

Project# **16-86**

**Location:**

North of Roeser Road and West of 36th Street

**Applicant:**

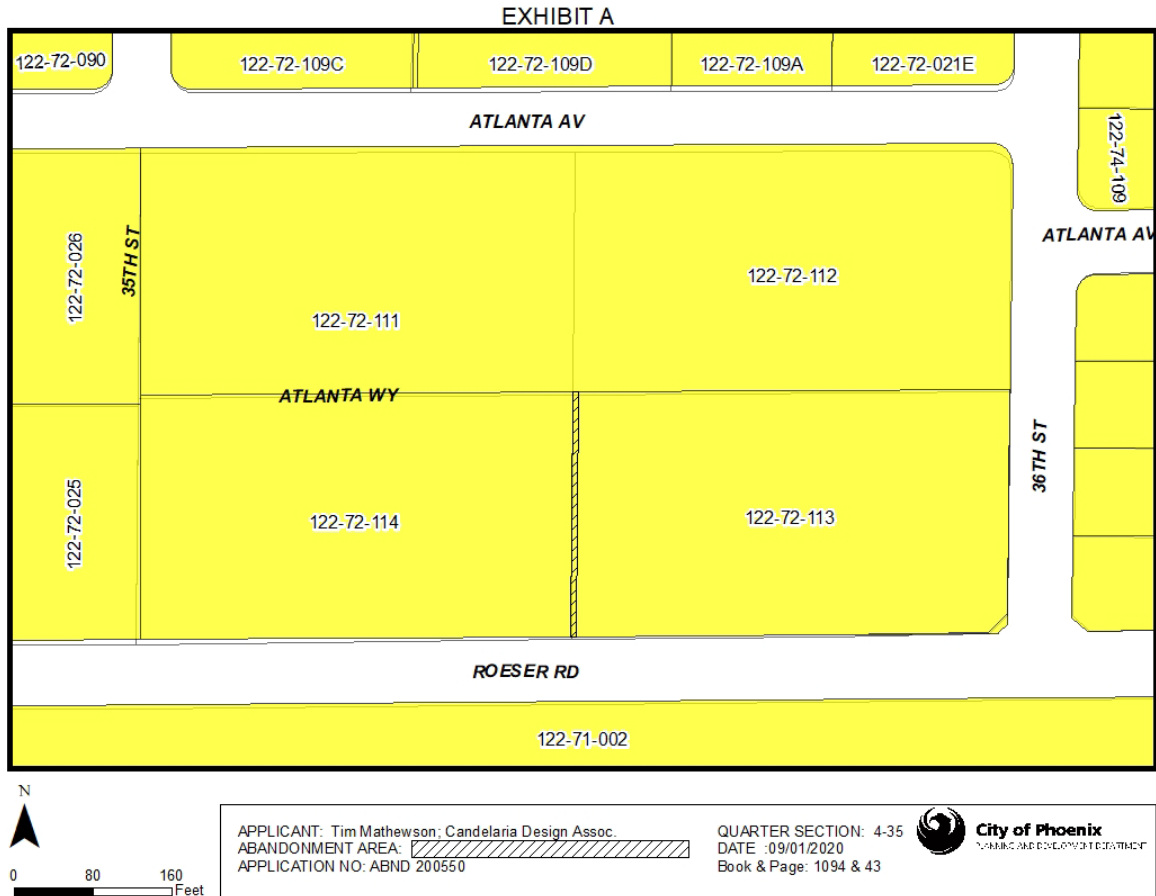
Tim Mathewson; Candelaria Design Association

**Request to abandon:**

To abandon 5-foot public utility easement on Lot 3, subdivision "El Dorado Industrial Plaza Unit #, per Book 167 Page 6; recorded with Maricopa County Recorder.

**Purpose of request:**

Owner of both parcel plans to build a new facility and would like to abandon the public utility easement, running north/south within the combined lot to accommodate the building design.



### **City Staff Comments and Recommendations**

**PDD Civil Reviewer:** No comments received.

**PDD Traffic Reviewer:** "Recommend approval."

**Street Transportation:** No comments.

**Street Transportation, Lights:** "Recommend approval."

**Street Transportation, PDP:** No comments received.

**WSD Water & Sewer Reviewer:** "WSD has No stipulation. No Conflicts."

**Planning & Zoning:** No comments received.

**NSD Reviewer:** No comments received.

**Light Rail:** No comments received.

**Floodplain Management:** No comments received.

**Solid Waste:** "Recommend approval."

**Public Transit:** "Public Transit Department does not have comment."

### **Utility Comments and Recommendations**

**Cox:** "Recommends Approval"

**Southwest Gas:** "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 5' public utility easement on Lot 3, subdivision El Dorado Industrial Plaza. Southwest Gas would like to recommend abandonment of the public utility easement located at the above-referenced location."

**Arizona Public Service:** "I have researched our records and found that the subject property is not situated within the APS service territory. Therefore, APS does consent to the release."

**CenturyLink:** "Qwest Corporation, d/b/a CenturyLink QC ("CenturyLink") has reviewed the request for the subject matter and has determined that it has no objections with respect to the changes proposed as shown and/or described for the property on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the area as described, the Applicant will bear the cost of relocation and repair of said facilities. Contact TJ Eich (Tamara.Eich@centurylink.com) with any questions."

**Salt River Project:** "Salt River Project does not approve of the abandonment of the PUE as shown in your application ABND 200550 at 36th Street and Roeser Road. At this time there are existing electric facilities within the PUE. If the customer would like to have the facilities relocated/removed have them contact SRP Customer Service on 602-236-8833. After the facilities have been relocated/removed we will re-evaluate the request."

### **Stipulations of Conditional Approval**

The request of abandonment ABND 200550 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.

The above stipulations must be completed within **one year** from the conditional approval decision dated October 2, 2020.

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

Signature:  Date: September 18, 2024

REPORT SUBMITTED BY: **Emily Dawson, Abandonment Coordinator**

Cc: **Tim Mathewson; Candelaria Design Association**

**Christopher DePerro; Abandonment Hearing Officer and Site Planning Team Leader**