

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 240041

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

This request will **NOT** be completed until it is formally adopted by City Council. Please contact **the Abandonment Coordinator at (602) 262-7403** for questions regarding this report.

Upon verification of the legal description from our GIS Mapping Section, 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

October 29, 2024

Abandonment Staff Report: **ABND 240041**

Project# **05-2650**

Council District: **3**

Location:

2648 East Cinnabar Avenue

Applicant:

Doug Nielsen

Request to abandon:

To abandon an existing aerial easement. The aerial easement was recorded within the Final Plat for Paradise Valley Oasis No. I-B (Recording No. 19610155330, 12/6/1961, Book 97, Page 22).

Purpose of request:

The applicant states the easement is no longer needed by APS. Additionally, the applicant is proposing a remodel of the existing house in the area of the aerial easement.

ABND 240041



City Staff Comments and Recommendations:

PDD Civil Reviewer – Darren Chapman

No comment on this abandonment.

Water Services Department – Donald Reynolds

WSD has no stipulations for the abandonment. The proposed property has existing water and sewer mains that can potentially serve the development.

PDD Site Planner – Dru Maynus

Recommend approval.

Street Transportation Department Utility Coordination – Andrea Diaz

The section has no comment on the abandonment.

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 240041 2648 E CINNABAR AVE APN 165-29-043, 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

Arizona Public Service Company has received a request to consent to the abandonment of existing Public Utility Easement located along the Northeasterly property line of Lot 501, APN 159-29-043, Maricopa County Records. APS has no objections to the abandonment.

Should you have further questions concerning this matter, please contact me at (602)-673-6966 or email at landservices@apsc.com.

CenturyLink – Tori Jacoby

Qwest Corporation. d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for a letter of no objection to the abandonment described above and has determined that it has no objections with respect to the areas proposed for encroachment 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 Letter of No Objection shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This Letter of No Objection 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.

If you have any questions please contact Jody Butte, 814-599-0114 jody.butte@lumen.com.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the 10-foot aerial easement as shown and described in Exhibit A. This is in an Arizona Public Service serving area

The request of abandonment ABND 240041 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: 11.18.24

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc Doug Nielsen, Applicant/Representative
Miguel Victor, Deputy Director of PDD
Aracely Herrera, Site Planning Supervisor, Planner III