



City of Phoenix

Planning and Development Department

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) 262-7403** 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 August 7, 2027**), 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

August 7, 2025

Abandonment Staff Report: **ABND 250031**

Project# **24-82**

Council District: **8**

<u>Location:</u>	Sewer easement located west of 3880 West Vineyard Road
<u>Applicant:</u>	Meritage Homes
<u>Request to abandon:</u>	To abandon a 3-foot by 609-foot sewer easement, totaling 1,815 square feet, that is no longer required, and to dedicate a right-of-way and public utility easement over the area currently occupied by the existing sewer easement.
<u>Purpose of request:</u>	The applicant states that the existing sewer easement is no longer required because right-of-way and a new public utility easement (PUE) are being dedicated over the same area.

ABND 250031



City Staff Comments and Recommendations:

PDD Civil Reviewer – Marcos J. Cartagena
Recommend approval.

Water Services Dept – Leticia Saenz
WSD has NO stipulations for this Easement Abandonment, if ROW and public utility easement will replace the existing sewer easement.

Site Planning – Dru Maynus
Recommend approval.

Street Transportation Utility Coordination Department– Andrea Diaz
Has no comments.

Utility Comments

The request was also routed to outside utility companies for their input. Listed below are the responses from each utility.

Cox – Julia Bisson

I have reviewed the proposed abandonment request for the PUE located at S 39th Ave and Vineyard Rd.

Based on the supplied drawings/exhibit that you've submitted it has been determined that COX will allow easement abandonment with the following stipulations.

Cox Communications accepts no liability for costs associated with relocation and/or repairs of existing facilities required due to this proposed abandonment.

We do have service lines running along where you are trying to abandon. Please ensure that potholing is done where needed to verify the location and maintain 12" distance or they will need to pay and facilitate our lines being moved. Also some aerial lines are in this area so please notify ups if they are being removed. Please let us know as soon as possible if this will need to be moved and I will get an estimate for the work needed..

If I can be of further assistance or a conflict arises, please contact me using the contact information below.

Julia Bisson at 602-486-1355

Southwest Gas – Susan R. Mulanax

After reviewing the documents for the above-referenced abandonment, it has been determined that there are no apparent conflicts between the Southwest Gas system and your proposed abandonment as shown on the letter you sent. Permission is granted to abandon the right-of-way located at the above-referenced location.

Thank you for your cooperation on this project. Please contact me at 702-364-3678 if you have any questions or require additional information.

Arizona Public Service – Nichole Harvey

I have researched our records and found that the subject property is not situated within the APS service territory, and there are no APS facilities within the PUE or elsewhere on this property. Therefore, APS has no objection to the abandonment within the PUE.

Should you have further questions concerning this matter, please contact me 602-371-6966 or landservices@Apsc.com.

CenturyLink – Bill Paul

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

This abandonment response is submitted with the stipulation that if Centurylink facilities are found and/or damaged within the abandonment area as described, the applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul 727-449-3544 or bill.paul@lumen.com.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the Sewer Easement as shown in the abandonment package and described in the written legal document.

If you have any questions or need further information, please contact me at 602-236-3116.

Stipulations of Conditional Approval

The request of abandonment ABND 250031 is conditionally approved, and the following stipulation will need to be met:

1. Either a or b shall be complied with:
 - a. All utilities shall be relocated to locations approved by each affected utility company. All work is to be done by each affected utility company at no expense to the affected utility company. An appropriate performance agreement, in an approved form and cost amount, must be posted with the Planning and Development Department to guarantee the improvements.
 - b. All rights-of-way shall be retained as a public utilities easement with 24-hour vehicle maintenance access.
2. The above stipulations must be completed within **two years** from the conditional approval decision dated **August 7, 2025**.

This conditional approval has been reviewed and approved.

Signature: Aracely Herrera Date: 8.7.25

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc PV Land SPE, LLC, Applicant/Representative
Scott Wagner, Applicant/Representative
Miguel Victor, Deputy Director of PDD
Aracely Herrera, Site Planning Supervisor, Planner III