



City of Phoenix
Planning and Development Department

CONDITIONAL APPROVAL – ABND 250018

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 Dru Maynus at (602) 262-7403** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations **Dru Maynus** 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 **two years** from the date of your conditional approval (**your expiration date is June 16, 2027**), 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

June 16, 2025

Consolidated Abandonment Staff Report: **ABND 250018**

Project# **24-1063**

District: **3**

Location: 10010, 10040, 10050, and 10210 North 25th Avenue

Applicant: Kimley-Horn / Charles Wurl

Request: To abandon a public utility easement (PUE) totaling 93,233 square feet, a 20' by 623' water line easement totaling 12,469 square feet, and a 5' by 280' sewer line easement totaling 1,400 square feet.

Purpose of request: The applicant states that the property will be redeveloped and existing utilities will be removed and/or relocated and new easements will be established as required.



City Staff Comments:

PDD Civil Reviewer – Rachel LaMesa

Recommend approval.

Water Services Dept – Leticia Saenz

WSD has stipulations for the multiple PUE's abandonments within the parcel. The existing water meter(s) shall be relocated onto the public right of way in accordance with plans submitted to and approved by the Planning and Development Department. All work is to be done by City forces at no expense to the City of Phoenix. For the existing water and sewer mains below are the following options.

Options #1:

The entire PUE shall be retained as a water and sewer easement or as may be modified by the affected utilities with 24-hour maintenance access subject to the following standard stipulations:

No structure of any kind and/or block wall shall be constructed or placed within the easement except removable type fencing and/or paving. No planting except grass and/or approved ground cover shall be placed within the easement. It shall be further understood that the City of Phoenix

shall not be required to replace any obstructions, paving or planting that must be removed during the course of required maintenance, reconstruction and/or construction.

Option #2:

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

Site Planning – Dru Maynus

Recommend approval.

Traffic – Derek Fancon

Recommend approval.

Streetlights – Jason Fernando

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 – Zach Lawson

I have reviewed the proposed abandonment request for the PUE located at 10050 N 25th Ave Phoenix Arizona.

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 would either need to retain a PUE in this location or need to have these lines relocated in order to approve abandonment. We appear to be in the easements you are trying to abandon.

Southwest Gas – Susan R. Mulanax

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 water and sewer easements at the subject property. However, Southwest Gas Corporation does have an existing main line running in West Ironwood Drive and objects to the request to abandon the Public Utility Easement. Southwest Gas would like to recommend abandonment of the water and sewer easements located at the above-referenced location and objects to the abandonment of the Public Utility Easement. Your proponent should contact the CAZ-East review team at (480) 730-3843 to discuss.

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

Arizona Public Service – Darianna Arias

This request cannot be ROW approved and should be sent to the help desk to send to a CPR to start our processes. Contacting the developer to manage relocating any APS facilities to then concur to abandon any PUE 's on these parcels. APS does not approve the abandonments at this time because we have facilities in the area that need a project manager to review and work with this customer to relocate and get new easements where applicable.

CenturyLink – Bill Paul

No comments received.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the public utility easement, sewer easement, and the water easement as shown and described in the abandonment package. This is in an Arizona Public Service serving area.

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 250018 is conditionally approved and the following stipulations 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 June 4, 2025.

This conditional approval has been reviewed and approved.

Signature: Aracely Herrera **Date:** 6.24.25

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator.

cc: Applicant/Representative, Kimley-Horn
Applicant/Representative, Charles Wurl
Major Site Plan Review Supervisor, Aracely Herrera
Principal Planner, Craig Messer