



City of Phoenix
Planning and Development Department

CONDITIONAL APPROVAL – ABND 250023

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 July 3, 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

July 7, 2025

Consolidated Abandonment Staff Report: **ABND 250023**

Project# **01-1415**

District: **2**

Location:

31770 North North Valley Parkway

Applicant:

K. Hovnanian Phoenix Division, Inc. / Chuck Chisholm

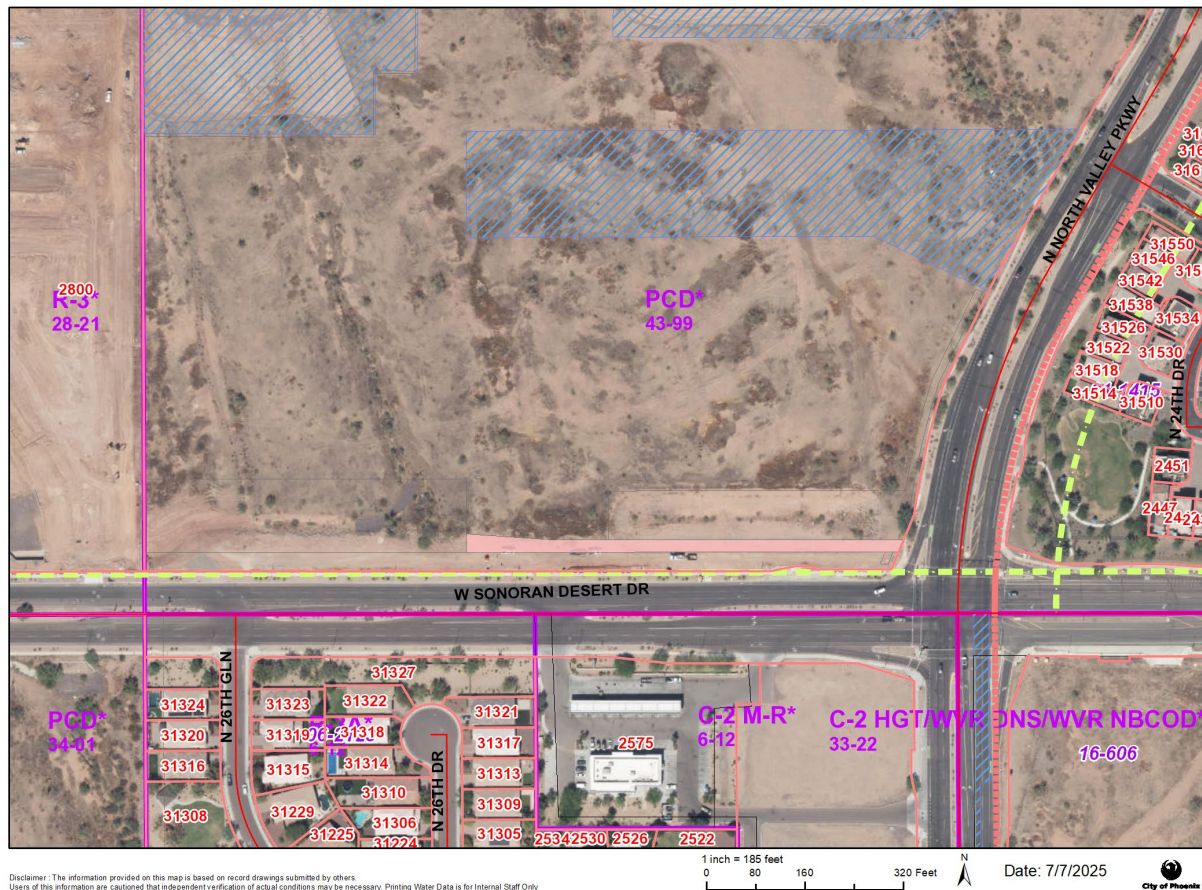
Request:

To abandon a 703.80-foot-long slope easement that totals to approximately 14,888 square feet and is situated on a property located at 31770 N. North Valley Parkway.

Purpose of request:

The applicant states that the slope easement is no longer needed since the Sonoran Foothills II Parcel 5B subdivision is planned.

ABND 250023



City Staff Comments:

PDD Civil Review – BreAnne Ritcher

Recommend approval, without one stipulation:

1. There is storm drain feature just north of the easement. There is a proposed storm drain within this easement, so they will need to dedicate an easement, minimum 16 feet.

Water Services Dept – Leticia Saenz

WSD has NO stipulations for this Abandonment of the Slope Easement.

Site Planning – Dru Maynus

Recommend approval.

Street Transportation Utility Coordination Department– Andrea Diaz

Has no comments.

Streetlights– Jason Fernandez

Recommend approval.

Public Transit Department– Skitch Kitchen

Retain the bus pad on westbound Sonoran Desert Drive west of North Valley Parkway.

Solid Waste– Megan Sheets

Recommend approval.

Traffic – Derek Fancon, P.E.

Recommend approval.

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 1 Sonoran Desert Dr & N North Valley Parkway 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.

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 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 requested slope easement. Southwest Gas would like to recommend abandonment of the slope easement 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

APS has existing facilities in the area of requested slope easement abandonment. APS could agree to the slope easement abandonment as long as our existing facilities in this area are not affected by any development that would change the depths of our existing underground facilities.

CenturyLink – Bill Paul

Qwest Corporation d/b/a CENTURYLINK QC. (Centurylink") has reviewed the request. Centurylink Engineering has no reservation with this request.

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 Slope Easement as shown in the abandonment package located at APN# 204-12-009. 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 250023 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. Applicant/developer shall ensure that the bus pad on westbound Sonoran Desert Drive west of North Valley Parkway is retained.
3. The applicant shall dedicate, at minimum, a new 16-foot storm drain easement that is to be located within the existing slope easement abandonment area.
4. The above stipulations must be completed within **two years** from the conditional approval decision dated July 7, 2025.

This conditional approval has been reviewed and approved.



Signature: _____

Date: July 22, 2025

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator.

cc: Applicant/Representative, K. Hovnanian Phoenix Division, Inc.
 Applicant/Representative, Chuck Chisholm
 Major Site Plan Review Supervisor, Aracely Herrera
 Principal Planner, Craig Messer