



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 September 23, 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

September 23, 2025

Abandonment Staff Report: **ABND 250036**

Project# **23-3516**

Council District: **1**

Location:

Drainage and Temporary Access
Easements located on and east of 23975
North 19th Avenue

Applicant:

Robert Cole

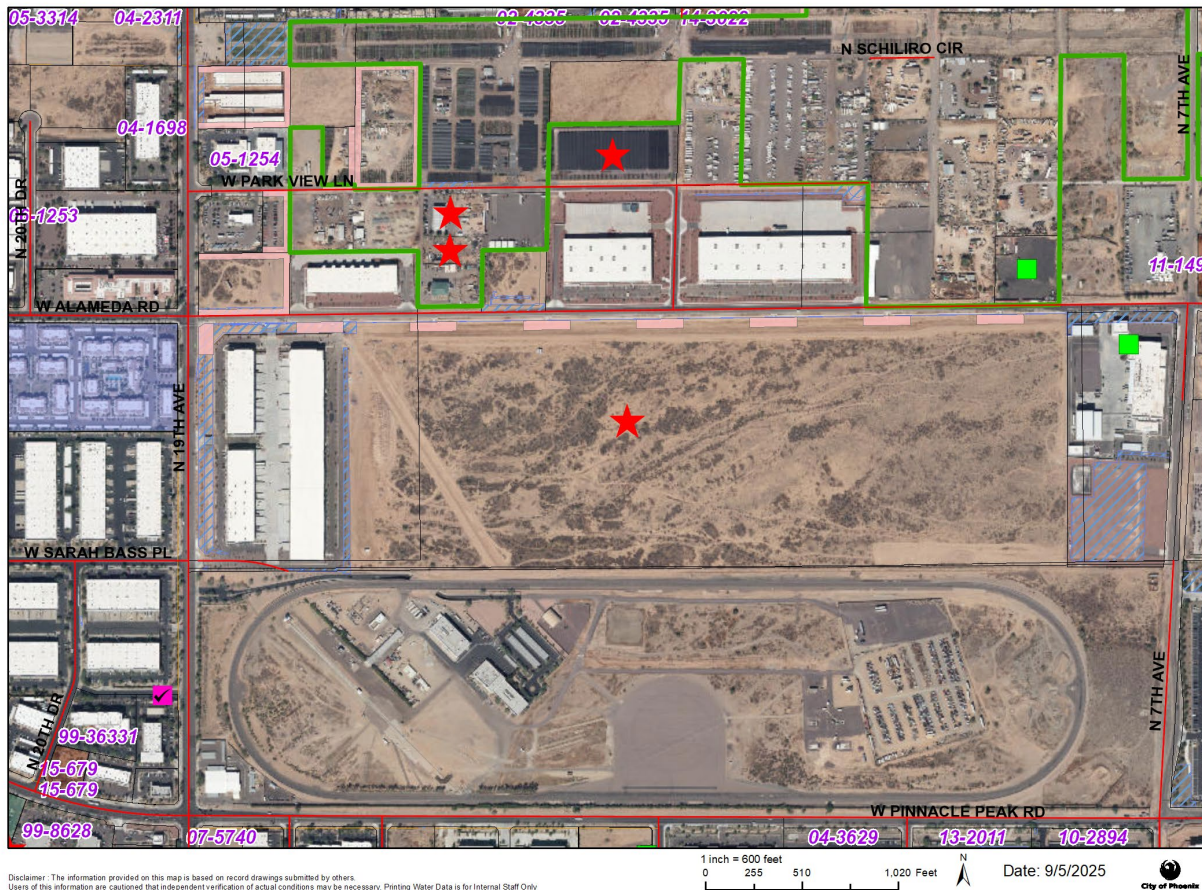
Request to abandon:

To abandon eight combined drainage and temporary access easements, totaling approximately 102,356 square feet (2.37 acres).

Purpose of request:

The applicant states that the access and drainage easements were originally dedicated as interim measures to support road improvements along Alameda Road. However, with the submission of a new minor site plan amendment, final plat, and improvement plans, these easements are no longer necessary for the development of the parcels.

ABND 250036



City Staff Comments and Recommendations:

PDD Civil Review – Michelle Flores

New drainage easements to be dedicated per PLAT 250075.

Water Services Dept – Garrett L. Lane

WSD has NO stipulations for the proposed ABND.

Traffic – Derek Fancon

Recommend approval.

Site Planning – Dru Maynus

Site Planning has no comments on this abandonment request.

Street Transportation Department Utility Coordination Dept – Andrea Diaz

The Street Transportation Department Utility Coordination has found fiber facilities within the proposed abandonment area. Please see attached drawings and permits for your reference.

Public Transit – Skitch Kitchen

The Public Transit Department has no comment on this project.

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 19th Ave and Alameda Rd Phoenix, Arizona.

We have service lines in this area and will need them to be relocated before we can agree to the abandonment.

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

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

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 public utility easements. Southwest Gas would like to recommend abandonment of the public utility easements located at the above-referenced location.

Thank you for your cooperation on this project. Please contact me at 725-502-3576 if you have any questions or require additional information.

Arizona Public Service

APS has no objection to the temporary abandonment of access easement and drainage easement.

CenturyLink – Bill Paul

No comment received.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the Public Drainage Easement and Temporary Access Easement as described and shown in the abandonment package ABND 250036. 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 250036 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 **September 23, 2025**.

This conditional approval has been reviewed and approved.

Signature: David Neal Date: 9/30/25

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc Robert Cole, Applicant/Representative
Miguel Victor, Deputy Director of PDD
David Neal, Site Planning Supervisor, Principal Planner