

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 240012

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. **Please contact the Abandonment Coordinator at (602) 262-7403** for questions regarding this report.

Upon receipt of the legal description from our Real Estate division, 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

April 18, 2024

Abandonment Staff Report: **ABND 240012**

Project# **18-1329**

Council District: **1**

Location:

2001 W Bell Road

Applicant:

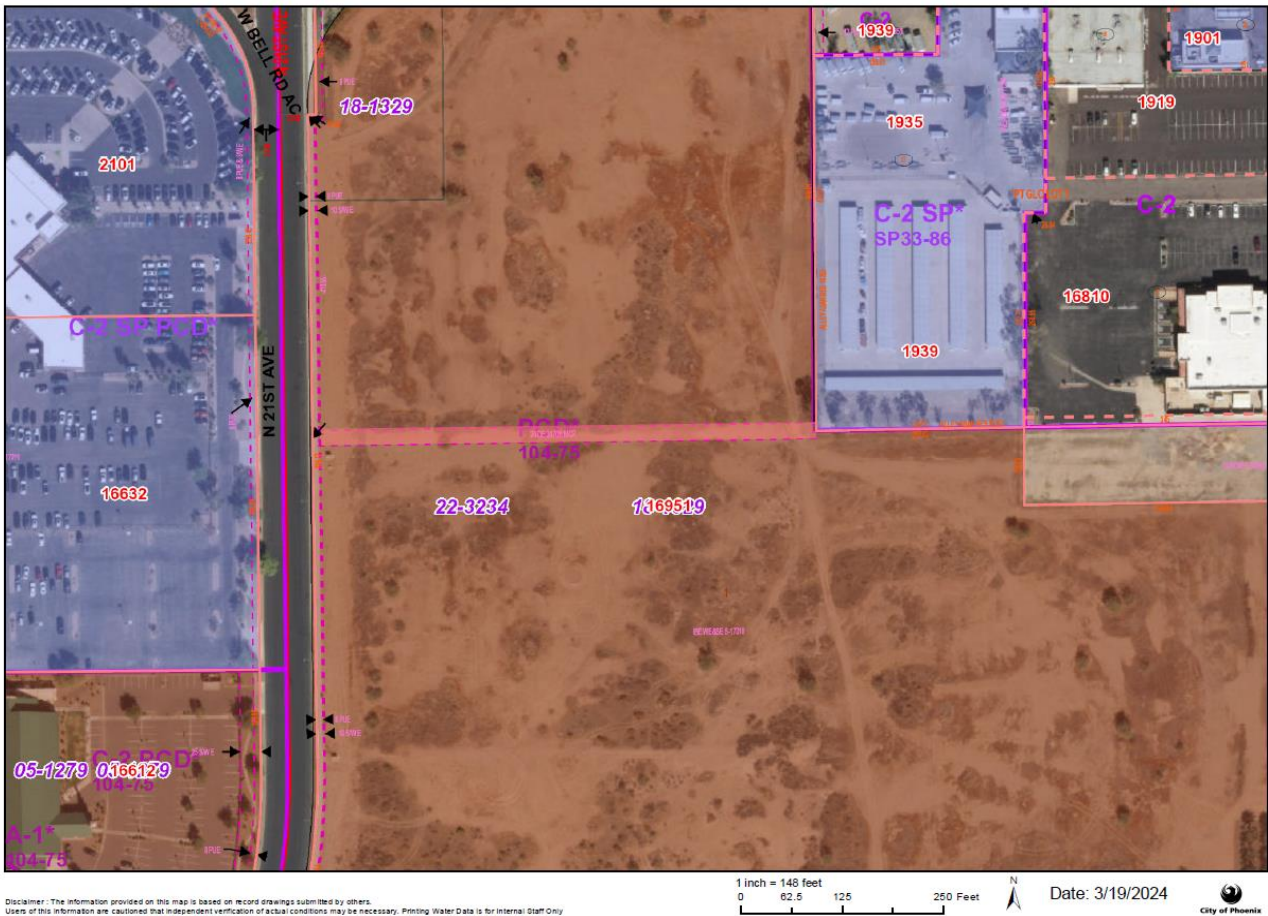
Larry Talbott - Hunter Engineering

Request to abandon:

To abandon a portion of an existing 20-foot wide by 623-foot-long drainage easement that is located at 2001 W Bell Road.

Purpose of request:

The applicant states the existing drainage easement is not necessary for the proposed development of the site.



City Staff Comments and Recommendations:

PDD Civil Reviewer – Darren Chapman
Recommend approval.

Street Transportation Department – Josh Rogers
No comment received .

PDD Traffic – Derek Fancon
Recommend approval.

PW Solid Waste – Robert Lopez
Recommend approval, the proposed abandonment will have no impact on PW Solid Waste Services.

PDD Site Planner – Dru Maynus
Recommend approval.

Water Services Department – Donald Reynolds
WSD has **NO stipulations** for this Abandonment. The proposed property has existing water

and sewer mains that can potentially serve the development.

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 240012 APN 208-14-989 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

Southwest Gas Corporation ("SWG") has reviewed your request on behalf of Larry Talbott, Hunter Engineering, to abandon a Drainage Easement located on APN 208-14-989.

After review, SWG has determined that there are no existing or proposed facilities within the area proposed to be abandoned and have no objection to the request for abandonment as presented.

Nothing in this Vacation or response 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 being vacated.

Arizona Public Service – Kimberly Paxson

APS has no objection to this requested abandonment.

CenturyLink – Tori Jacoby

CenturyLink of Arizona, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation 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 Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation 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.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the Drainage Easement as shown in the abandonment package for ABND 240012. This is an Arizona Public Service serving area.

The request of abandonment ABND 240012 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:** 4/24/24

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc Larry Talbott, P.E., Applicant/Representative
Miguel Victor, Deputy Director of PDD
Aracely Herrera, Site Planning Supervisor, Planner III