

ATTACHMENT B



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 May 8, 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

May 8, 2025

Abandonment Staff Report: **ABND 250013**

Project# **01-356**

Council District: **3**

Location:

1920 West Thunderbird Road

Applicant:

Michael Prefling

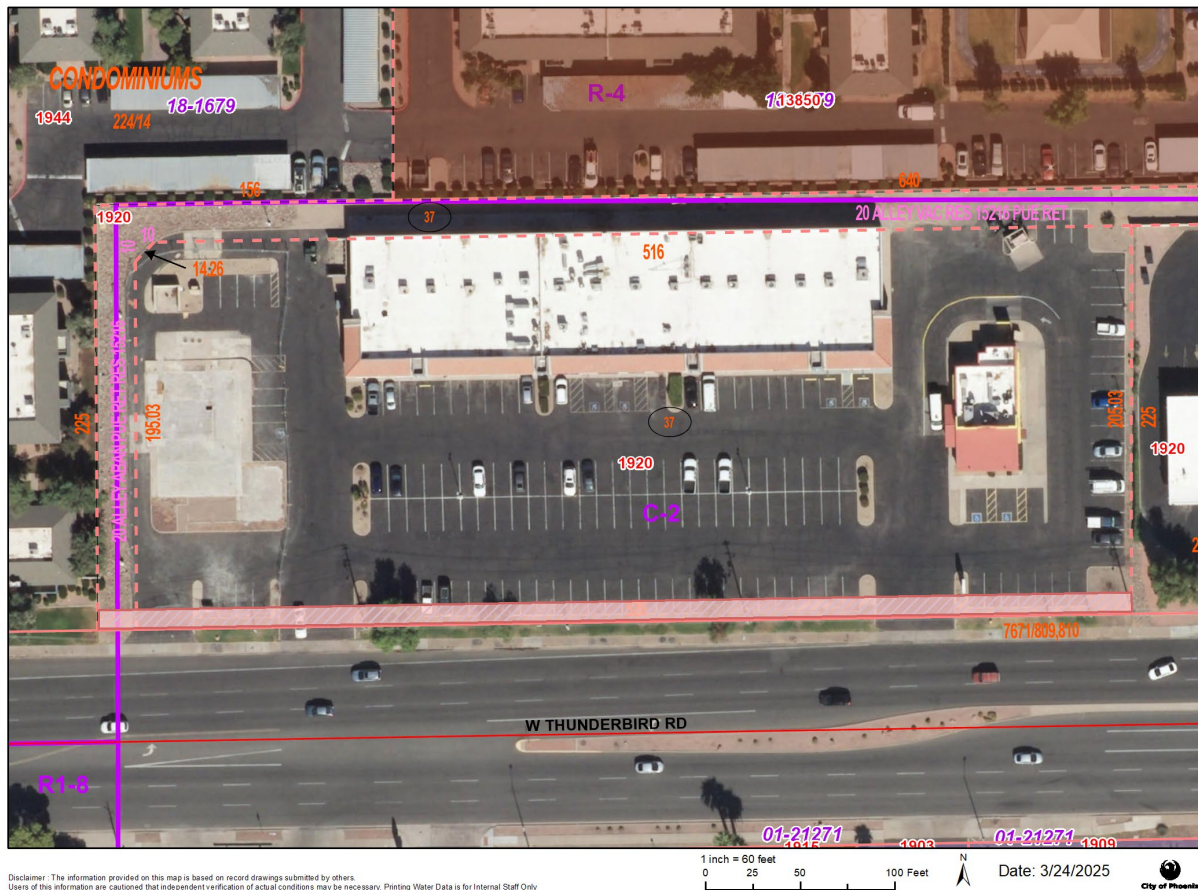
Request to abandon:

To abandon 10-feet by 546-feet (5,640 square feet) portion of right-of-way adjacent to 1920 West Thunderbird Road.

Purpose of request:

The applicant states that the right-of-way is no longer warranted for right-of-way dedication (DEDI) 240061, and instead a sidewalk easement will replace the right-of-way.

ABND 250013



City Staff Comments and Recommendations:

PDD Civil Reviewer – BreAnne Ritcher

This one is approved by Civil without stipulations. There was an error with traffic stipulations, and they did not need to dedicate 10' of right of way, they needed a 10' sidewalk easement.

Water Services Department – Donald Reynolds

WSD has the following stipulations for this abandonment:

1. 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. Or each water meter is placed within a new Water Easement that meets code requirements.
2. The existing fire hydrants 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 licensed contractor at no expense to the City of Phoenix. Or each fire hydrant is placed within a new Water Easement that meets code requirements.

PDD Site Planner – Dru Maynus

Recommend approval.

Solid Waste – Megan Sheets

Recommend approval.

PDD Traffic Reviewer – Derek Fancon

Recommend approval.

Streetlights – Jason Fernandez

Recommend approval with the following stipulation:

1. Existing streetlights mounted on power poles to remain within city right of way or within Public Utility Easement.

Street Transportation Department Utility – Andrea Diaz

The Street Transportation Department Utility Coordination section has no comments.

Public Transit – Skitch Kitchen

The Public Transit Department 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 abandonment request at ABND 250013 1920 W THUNDERBIRD RD, 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

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.

Arizona Public Service – Darianna Arias

APS can concur to the abandonment of the ROW with sidewalk easement retained as long as any existing APS facilities that may be within this area abandonment area, APS retains a PUE right to our easement standards for future repairs, maintenance and use.

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

CenturyLink – Bill Paul

Qwest Corporation. d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request CenturyLink Engineering has no reservations 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 Letter of No Objections 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.

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

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the 10' right-of-way as shown in the abandonment package for ABND 250013. This is in the Arizona Public Service servicing area.

If you have any questions or need further information, don't hesitate to get in touch with me at 602-236-3116.

Stipulations of Conditional Approval

The request of abandonment ABND 2500013 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. Applicant shall ensure that existing streetlights mounted on power poles to remain within city right of way or within a public utility easement (PUE).
3. The above stipulations must be completed within **two years** from the conditional approval decision dated **May 8, 2025**.

This conditional approval has been reviewed and approved.

Signature: Aracely Herrera Date: 5.14.25

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc Michael Prefling, Applicant/Representative

Miguel Victor, Deputy Director of PDD
Aracely Herrera, Site Planning Supervisor, Planner III