

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 260014

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) 256-3487** 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 June 9, 2028**), 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

June 9, 2026

Abandonment Staff Report: **ABND 260014**

Project# **02-2612**

Council District: **4**

Location:

Lots 1–10 of the Turney Tract subdivision plat (Book 37, Page 8); Book 2, Page 32 of the Wolfe Subdivision Tract; and Lots 1–10 of the Glenrosa Place subdivision plat (Book 10, Page 6)

Applicant:

Eric Kenney / Petree Development, LLC

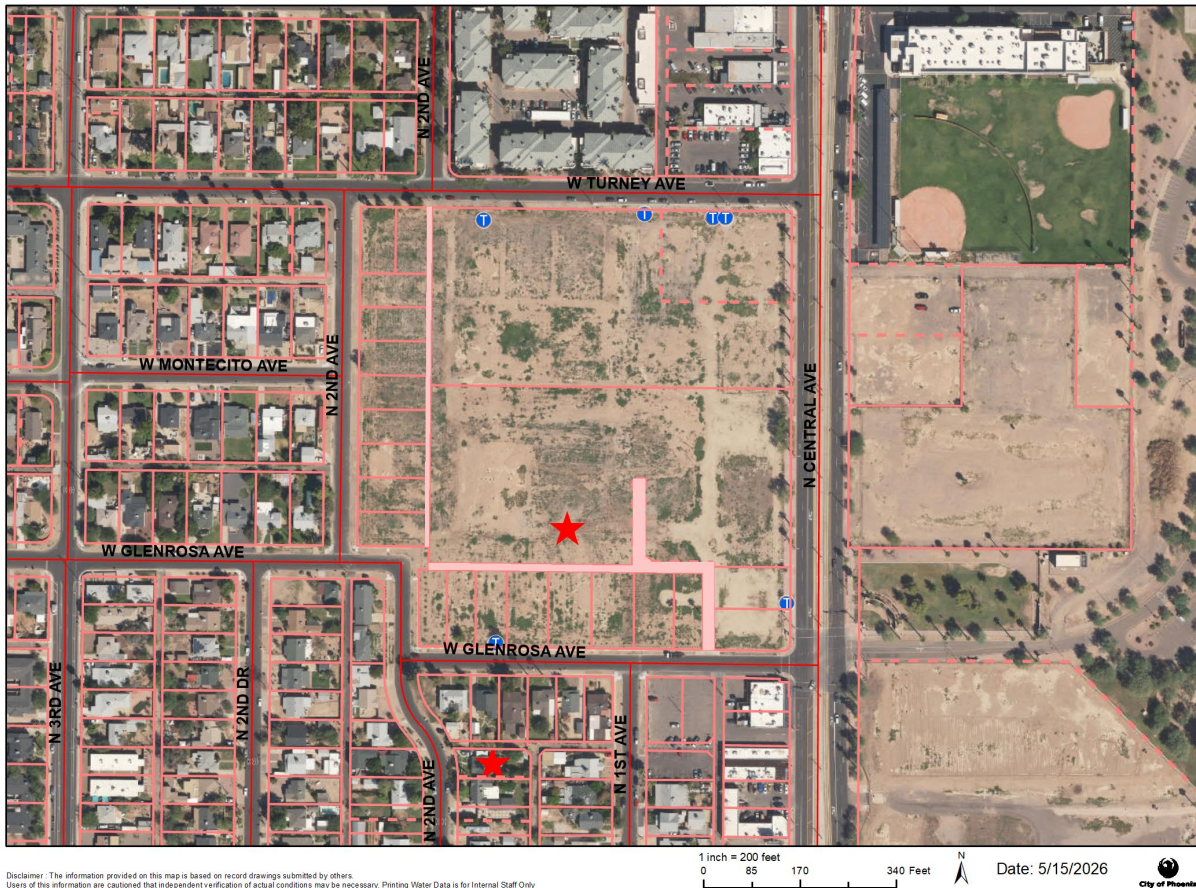
Request to abandon:

To request the abandonment of an existing 8-foot public utility easement (PUE) on Lots 1–10 of the Turney Tract subdivision plat (Book 37, Page 8), and the abandonment of a variable-width PUE, ranging from 12 to 20 feet, located at 4302 N Central Avenue.

Purpose of request:

According to the applicant, the abandonment is needed to accommodate future development of the property.

ABND 260014



City Staff Comments and Recommendations:

PDD Civil Reviewer – Roxanne Tapia
Recommend approval.

Water Services Department – Aaron Pope
WSD has no concerns/issues for this abandonment.

PDD Site Planner – Dru Maynus
Recommends approval without stipulations.

Street Transportation Department Utility Coordination – Andrea Diaz
The Street Transportation Department Utility Coordination section has no comments on this abandonment.

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 260014 TURNEY, WOLFE, AND GLENROSA PLACE SUBDIVISION TRACTS 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.

If I can be of further assistance, please contact me at 623-328-2987.

Southwest Gas – Susan Mulanax

After reviewing your request, it has been noted that we have a gas line running in the southern portion of the area proposed for abandonment. While there is a current project to abandon this line (WR 5646146), the work has not yet been completed. Permission is NOT granted to abandon the subject public utility easement until this current abandonment project is completed.

Should there be interest in relocating the gas facilities, the requestor would be responsible for the relocation costs. Please contact Conflict Review at (480) 730-3843.

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

Arizona Public Service

Recommends approval.

Lumen – Kenley Kohutek

Aries Network Construction Services, on behalf of Lumen/Centurylink, is in receipt of your request for Abandonment or Encroachment of the abandonment request area.

Inventory of Local Lumen Facilities: Facilities do exist within requested abandonment area on southern portion of property . No other facilities exist on western portion of abandonment. I am assuming copper is non working.

Abandonment/Encroachment Request Overview: Request is to abandon an existing PUEs on multiple lots at Glenrosa and Central. Existing copper must be abandoned or relocated by Lumen Engineer prior to approving this abandonment.

Recommendation: In the event Lumen facilities need to be removed or relocated, all associated costs will be at the expense of the requestor/agency/owner. Blue staking is required prior to all excavation activities. Access for Lumen, or its agents, must be maintained. All facilities are to be avoided or protected while also maintaining a minimum 12” horizontal and vertical separation. Lumen reserves the right to mandate modifications or removal of encroachments if it is deemed there is an impediment. Any damage to Lumen facilities and those costs associated with repair/replace facilities will be at the cost of the requestor/agency/owner. Lumen will not be held responsible for any damage or cost to repair, move, or remove any encroached items (ie fence, sign, landscape, pool, etc.) for the purpose of facility management.

Reservation – Rejected

Contacts/Notification List

Local Lumen Engineer (Primary Contact)

Kendall Thomas, 602-325-0695, Kendall.Thomas@lumen.com

Aries Engineer

Chris Nielsen, 702-478-6450, cnielsen@ariesconst.com

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the 8’ public utility easement found in MCR Book 37, page 8, and the 12/20’ public utility easement found in MCR Book 10, page 6, and Book 2, page 32, as shown in the abandonment package. This is in an Arizona Public Service serving area.

If you have any questions or need further information, please feel free to contact me at 602-236-3116.

Stipulations of Conditional Approval

The request of abandonment ABND 260014 is conditionally approved, and the following stipulation will need to be met:

1. All utilities within the subject PUEs 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.
2. The above stipulations must be completed within **two years** from the conditional approval decision dated **June 9, 2026**.

This conditional approval has been reviewed and approved.

Signature: David Neal Date: 6/9/26

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc Eric Kenney, Petree Development, LLC, Applicant/Representative
David Neal, Principal Planner/Abandonment Hearing Officer