



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 16, 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 16, 2025

Abandonment Staff Report: **ABND 250032**

Project# **23-1632**

Council District: **6**

<u>Location:</u>	4805, 4809, 4801, and 4811 East Thistle Landing Drive
<u>Applicant:</u>	Allison Koo / Menlo Equities
<u>Request to abandon:</u>	To abandon an existing 185-foot drainage easement totaling 333,512 square feet, as well as an existing 20-foot waterline easement totaling 32,004 square feet.
<u>Purpose of request:</u>	To allow for the redevelopment of an existing office building complex.



City Staff Comments and Recommendations:

PDD Civil Reviewer – Marcos J. Cartagena

Offsite flows are routed through site. These offsite flows can be re-routed through the site with a new drainage easement dedication (min 16' width) that works with the new development. Offsite flow analysis and the new route design will need to be submitted to Civil Plan review as part of the grading plan submittal for the new development. It should meet all requirements per the COP Stormwater Manual (2013 version). The drainage easement abandonment cannot be finalized until then new drainage easement dedication is recorded, new route is built, functioning, and permits closed out. Civil Plan Review has no comment on the public water easement abandonment. Water Services will determine what is required.

Water Services Dept – Garrett L. Lane

The applicant/property owners shall relocate all affected water and sewer utilities into an alternate easement or right of way prior to the Resolution of Abandonment in accordance with plans submitted to and approved by the Planning and Development Department, or as otherwise approved by the Water Services Department. All work is to be done by a licensed contractor at no expense to the City of Phoenix.

Site Planning – Brandon Zurick

Recommends approval.

Street Transportation Utility Coordination Department– Andrea Diaz

The Street Transportation Department Utility Coordination has found fiber facilities within the proposed abandonment area.

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 alley located at Thistle Landing and 48th St 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.

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.

There are several service lines and equipment on this property that feeds the previous buildings. These will all need to be removed or relocated by us before the approval can be given. The developer needs to contact us to get this work scheduled and payment made.

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 subject water and drainage easements. Southwest Gas would like to recommend abandonment of the water/drainage 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 – Nichole Harvey

Not within APS territory.

CenturyLink – Julian Hill

It is the intent and understanding of Centurlink 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 at 727-449-3544 or bill.paul@lumen.com.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the Water Easement recorded in Book 469-14 and the Drainage Easement recorded 651-39 as shown in the abandonment package for ABND 250032. Salt River Project's facilities are protected by dedicated easements to Salt River Project..

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 250032 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 applicant shall ensure that a new 16-foot drainage easement is dedicated for the site to accommodate the rerouted site main crossing the property. The abandonment of the existing drainage easement located on 4805, 4809, 4801, and 4811 East Thistle Landing Drive shall not be finalized until the new easement dedication is formally recorded, the new drainage route is fully constructed and operational, and all related permits have been reviewed and closed out by the City. This requirement ensures continued proper drainage and protects public infrastructure.
3. The applicant shall submit an offsite flow analysis and route design to the City of Phoenix Civil Plan Review division as part of the grading plan submittal for the proposed development located at 4805, 4809, 4801, and 4811 East Thistle Landing Drive. This submission is required to ensure compliance with all applicable standards and requirements outlined in the City of Phoenix Stormwater Manual (2013 edition), thereby guaranteeing proper management of stormwater runoff and protecting adjacent properties and public infrastructure.
4. The above stipulations must be completed within **two years** from the conditional approval decision dated **September 16, 2025**.

This conditional approval has been reviewed and approved.

Signature: David Neal **Date:** 9/23/25

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc PV Land SPE, LLC, Applicant/Representative
Allison Koo, Applicant/Representative
Menlo Equities, Applicant/Representative
Miguel Victor, Deputy Director of PDD
David Neal, Site Planning Supervisor, Planner III