

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 December 15, 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.



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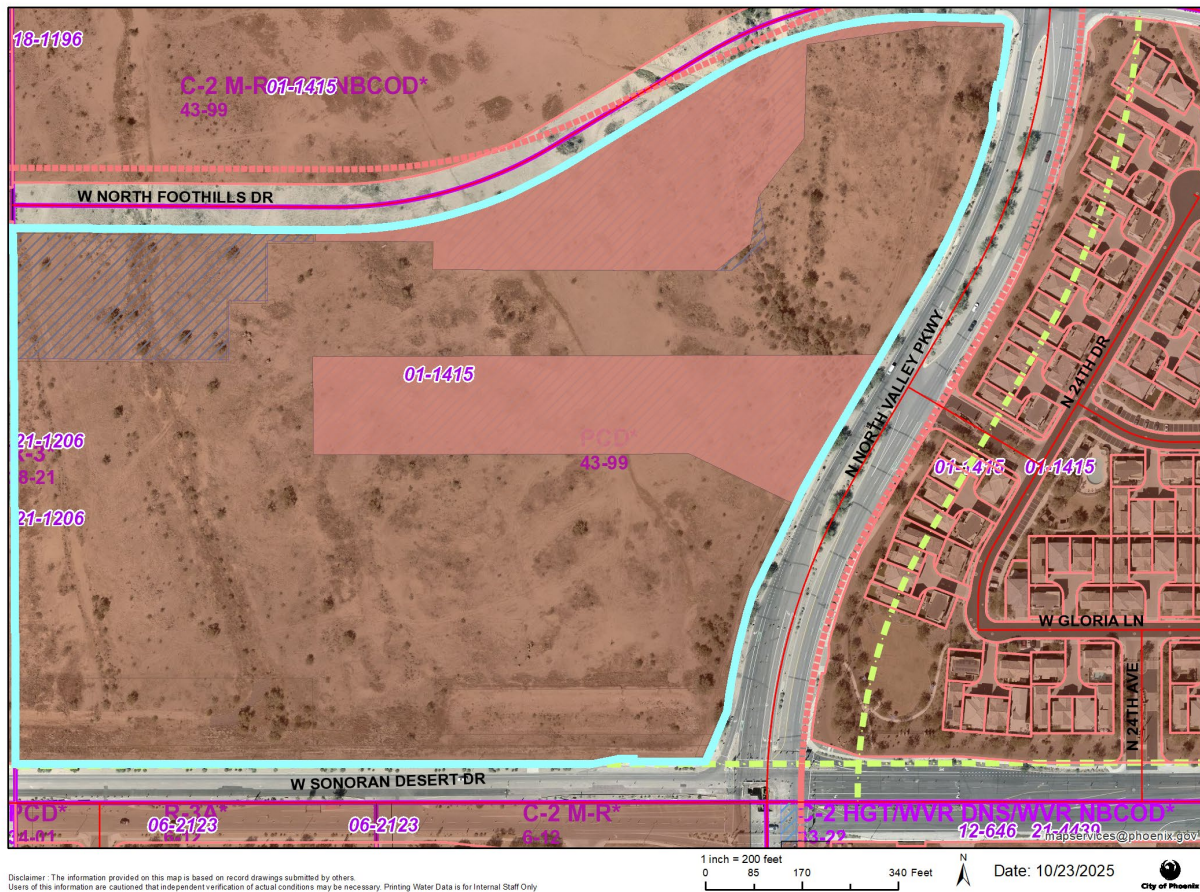
December 15, 2025

Abandonment Staff Report: **ABND 250039**

Project# **23-1227**

Council District: **2**

<u>Location:</u>	Drainage easement located at 31770 North North Valley Parkway
<u>Applicant:</u>	Cachet Homes / Ron Homyak
<u>Request to abandon:</u>	Request to abandon two (2) drainage easements (L11 and L12).
<u>Purpose of request:</u>	The applicant states that the existing drainage easements are no longer necessary to accommodate the new development and will be replaced with easements where appropriate.



City Staff Comments and Recommendations:

PDD Civil Review – BreAnne Richter

Recommends approval with the following stipulation:

1. New drainage easement dedication is required. An approved grading and drainage plan is required, and bonds posted for new drainage facility work.

Water Services Dept – Leticia Saenz

WSD has no issues and/or concerns for these drainage easement abandonments.

Site Planning – Blake Schimke

Recommend approval.

Street Transportation 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.

Utility Comments

The request was also routed to outside utility companies for their input. Listed below are the responses from each utility.

Cox – Elaine

Recommend approval.

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 – Nichole Harvey

Recommends approval.

CenturyLink – Katie Smith

Inventory of Local Lumen Facilities: Facilities and Handhole exist within the 8' PUE on the South side of W. North Foothills Dr. Protect in place.

Abandonment/Encroachment Request Overview: Request is for abandonment (ABND 250039) of two (2) Drainage Easements (L11 and L12) in a portion of APN. 204-12-009A - 31770 N. Valley Pkwy. Phoenix, AZ.

Recommendations: : 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.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the two drainage easements as described in the provided exhibits and map located on parcel 204-12-009A. 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 250039 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 the dedication of a new drainage easement is approved prior to or concurrently with ABND 250039.
3. Applicant shall ensure that the approval of CPGD 2503037 occurs prior to or concurrently with ABND 250039.
4. The above stipulations must be completed within **two years** from the conditional approval decision dated **December 15, 2025**.

This conditional approval has been reviewed and approved.

David Neal

Signature: _____ **Date:** 12/15/25

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc Ron Homyak, Cachet Homes, Applicant/Representative
Ethan A. Boyle, Wood, Patel & Associates, Inc, Applicant/Representative
David Neal, Principal Planner