

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 240017

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 13, 2026**), 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 13, 2024

Abandonment Staff Report: **ABND 240017**

Project# **19-3248**

Council District: **2**

Location:

15826 North Scottsdale Road, Scottsdale,
AZ 85254-2157

Applicant:

HilgartWilson, LLC & Jesse Weber

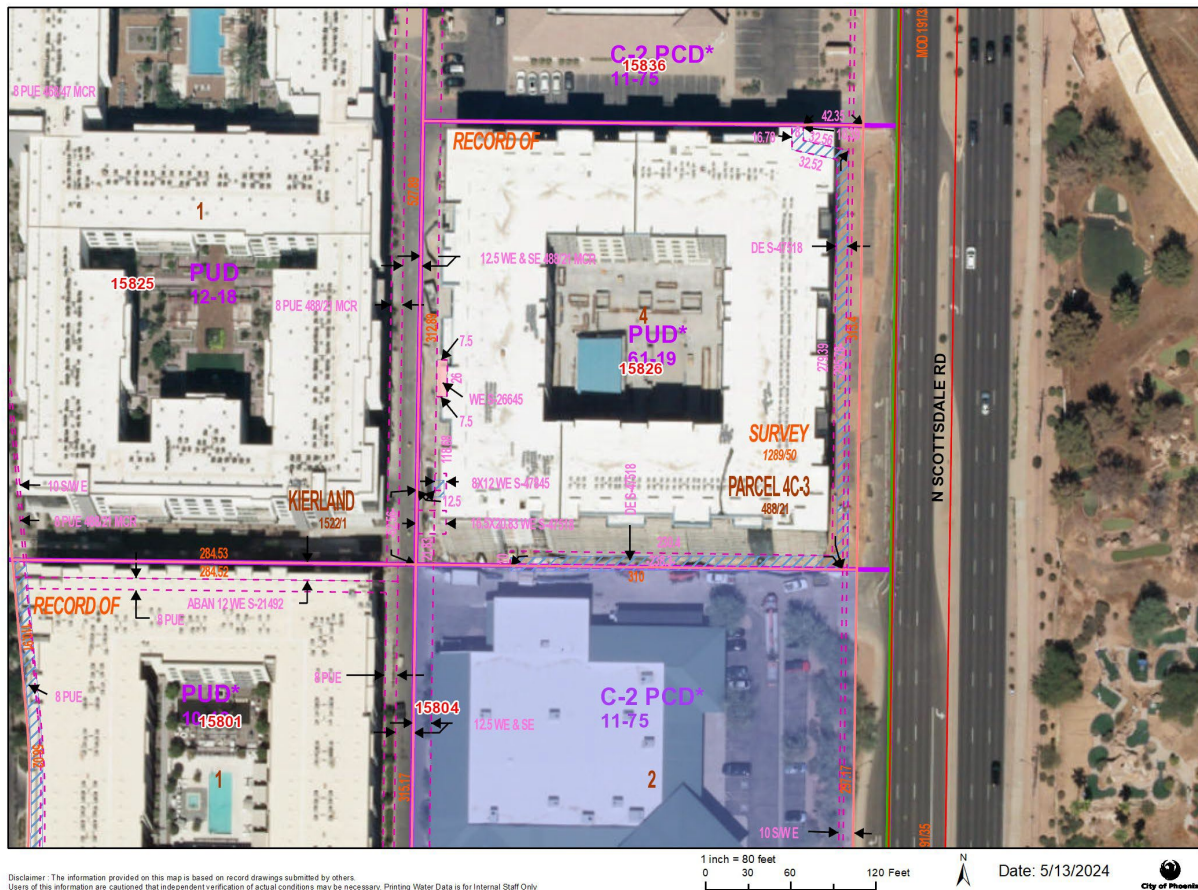
Request to abandon:

To abandon a 7.5-foot by 26-foot water
easement t (WE) that totals to 195 square
feet.

Purpose of request:

The applicant states the existing building
and existing water meter will be removed;
therefore, the existing WE is no longer
needed.

ABND 240017



City Staff Comments and Recommendations:

PDD Civil Reviewer – Marco J. Cartagena
Civil recommends approval.

PDD Traffic – Derek Fancon
Recommend approval.

Water Services Department – Donald Reynolds
WSD has no stipulations for the requested abandonment. However, WSD does have a general note:

1. The existing water meter(s) shall be relocated onto the public right of way or within a new water easement 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.

PDD Site Planner – Dru Maynus
Recommend approval.

Street Transportation Department Utility – Rozanna Brown
The City of Phoenix Street Transportation Utility Coordination Section has no comments.

Street Transportation Streetlight Section – Jason Fernandez

Recommends approval.

Public Works Solid Waste– Robert Lopez

No comment received.

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 for APN 215-42-035 in Phoenix, AZ. Based upon the supplied drawings/exhibits that you've submitted it has been determined that COX has no facilities within the 12" Waterline 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 of the existing Water Line Easement 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 – Kimberly Paxson

APS has no objection to this abandonment.

CenturyLink – Tori Jacoby

No comment received.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the water easement as described in the abandonment package. This is in an Arizona Public Service serving area.

Stipulations of Conditional Approval

The request of abandonment ABND 240017 is conditionally approved, and the following stipulation will need to be met:

1. The developer shall ensure that the existing water meter(s) shall be relocated onto the public right of way or within a new water easement 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.
2. The above stipulations must be completed within **two years** from the conditional approval decision dated **May 13, 2024**.

This conditional approval has been reviewed and approved.

Signature: Aracely Herrera **Date:** 5.23.24

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc HilgartWilson, LLC & Jesse Weber, Applicant/Representative
Miguel Victor, Deputy Director of PDD
Aracely Herrera, Site Planning Supervisor, Planner III