



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

CONDITIONAL APPROVAL - 170048

Your abandonment request was granted **CONDITIONAL APPROVAL** by the Abandonment Coordinator.

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 Cathy Chapman at (602) 495-0156** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations Cathy Chapman will schedule your request for City Council action.

If the stipulations of abandonment are not completed within **two years** from the date of your conditional approval **(your expiration date is September 8, 2019)**, this request will then **expire**. At that time a new submittal will be required along with the required payment for the abandonment process.

DATE: 10/5/17

CONSOLIDATED ABANDONMENT STAFF REPORT FOR: V170048A
PROJECT: 07-2537

APPLICANT: John Garretson

REQUEST TO ABANDON: The 25-foot Public Utility Easement retained per Resolution 19322, MCR 99-0911545, for the closure of the alley, now included in the parcel addressed 41 E. Jefferson Street, APN 112-27-052C.

PURPOSE OF REQUEST: The applicant states: Applicant currently uses the area as a paid parking lot but would like to develop the site for a future downtown use.

FINDINGS AND RECOMMENDATIONS:

PDD Civil Reviewer: No response

PDD Planner: No response

PDD Traffic Reviewer: Approve

Street Transportation: No comment

Street Transportation, Lights: Approve

Street Transportation, PDP: No response

WSD Water Reviewer: See stipulation

WSD Sewer Reviewer: Abandonment may be approved with one of the following options or stipulations being met. (There is an existing 8" VCP sewer main located within the proposed abandonment area,)

Planning & Zoning: No response

Neighborhood Services: **Approve with community consent.**

APS: APS can only concur with the PUE Abandonment subject to the land owner granting APS a Utility Easement once the land ownership is transferred, or the APS facilities being deenergized and removed at land owner's expense. Should you have further questions concerning this matter, please contact David Schlieff at (602) 371-7295 or david.schlieff@aps.com.

Cox: Approve

CenturyLink: Approve

SRP: No objection, this is an APS service area

SWG: Approve

The Planning and Development Department approves this abandonment. To successfully complete the abandonment process we will arrange to schedule this application for City Council formal approval. You will receive a copy of the abandonment document after it has been recorded with Maricopa County.

Listed below are the stipulations that must be satisfied in order to successfully complete the abandonment process. There is a **two year time limit** granted to complete this process (including all stipulated improvements). It began with the delivery of this report and will **expire on September 07, 2019**.

STIPULATIONS OF APPROVAL:

1. All utilities shall be relocated to locations approved by the affected utility company. All work is to be done by the affected utility company at no expense to the affected utility company.
 - a. The existing sewer main may be abandoned in place within the requested abandonment area by any of the methods listed below. The sewer must be abandoned from the existing manhole #110 in the center of 1st Street to the edge of the property on the west side (approximately 140' of sewer line) and add a new manhole at the new terminus.

Abandonment Methods, per Water Design Standards 2017:

- 1) Total removal of pipe.
 - 2) Crush pipe in place by mechanical means. This cannot be applied to asbestos cement pipe.
 - 3) Leave in place and fill with strength grout.
- No other methods are acceptable.

Any questions contact Don Reynolds at (602) 534-3953 or donald.reynolds@phoenix.gov.

- b. The APS facilities located within the requested abandonment area must be deenergized and removed at the applicant's expense. Should you have further questions concerning this matter, please contact David Schlieff at (602) 371-7295 or david.schlieff@aps.com.
2. The applicant shall conditionally dedicate a minimum 16' wide public utility easement from the end of the alley connecting to the western end of the requested abandonment area south to the Madison Street right of way (across the parcel known as 42 E Madison Street, APN 112-27-053E, parts of Lots 2,4, and 6, Block 35, Original Phoenix Townsite) to serve the Jefferson Place development to the west. The dedication shall be made with the following conditions:
 - a. The conditional PUE shall automatically be abandoned if the existing alley

connecting to Central Avenue is abandoned and no type of public utility easement is retained, or if one is retained and subsequently abandoned in the future.

- b. The conditional PUE shall automatically be abandoned if no utilities are installed within the conditional PUE within two years of approval of this abandonment.
3. The above stipulations must be completed within two years from the conditional approval decision dated September 7, 2017.

NOTE: For assistance regarding the above stipulations, please contact Cathy Chapman 602-495-0156.

Attached is a copy of the sketch map showing the subject area.

REPORT SUBMITTED BY: Jordan Greenman, Abandonment Coordinator
FINALIZED BY: Christopher DePerro, Abandonment Hearing Officer
cc: Applicant

