

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 200520

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 Robert G. Martinez at (602) 495-0806** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations **Robert G. Martinez** will schedule your request 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 **one year** from the date of your conditional approval (**your expiration date is June 30, 2021**), 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 30, 2020

Abandonment Staff Report: **ABND 200520**

Project# **01-19072**

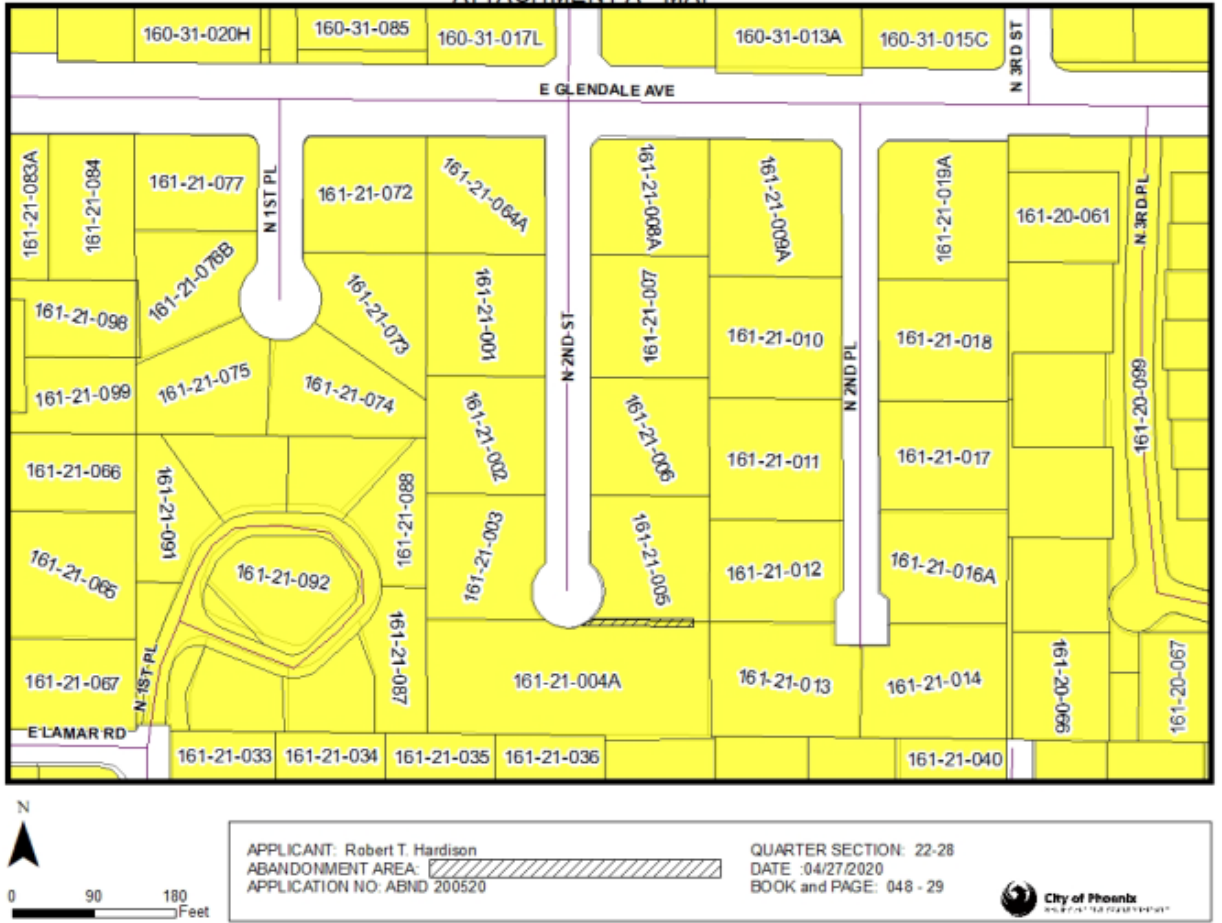
Location: 6810 & 6815 North 2nd Street

Applicant: Robert T. Hardison

Request to abandon: To abandon a 4-foot public utility easement at the southern portion of parcel identified APN 161-21-005 and 4-foot public utility easement at the northern boundary of parcel identified APN 161-21-004A, recorded on final subdivision plat for "El Sol", recorded with MCR, Book 048, page 29.

Purpose of request: The applicant states: That these two public utility easements are not in use and they would like to abandon them to make both lots more buildable.

ATTACHMENT A - MAP



City Staff Comments and Recommendations:

PDD Civil Reviewer - Michelle Flores:

"Recommend approval."

PDD Planner:

"Recommend approval. Note that there is a sewer line running through the 8-foot sewer easement near the eastern property line that will need to be retained."

PDD Traffic Reviewer - Derek Fancon:

"Recommend approval."

Street Transportation - Alan Hilty:

"No comments."

Street Transportation, Lights - Jason Fernandez:

"Recommends approval with the following stipulations or improvements that must be satisfied in order to complete this application for abandonment: Cul-de-sac currently does not have a streetlight. In the event a light is required, property owner may be asked to provide a utility easement. This will be needed to provide a power service."

Street Transportation, PDP:

No comments received.

WSD Water Reviewer - Donald Reynolds:

"No water and sewer conflicts."

WSD Sewer Reviewer - Donald Reynolds:

"No water and sewer conflicts."

Planning & Zoning:

No comments received.

NSD Reviewer:

No comments received.

Light Rail:

No comments received.

Floodplain Management:

No comments received.

Solid Waste:

"Recommend approval."

Public Transit - Kathryn Boris:

"Public Transit does not have comment."

Utility Comments:

Arizona Public Service - James Generoso:

"APS has no objection to the abandonment of the 4' wide public utility easements on the southerly boundary of APN 161-21-005 and the northerly boundary of 161-21-004A. The 16' wide PUEs along the easterly boundaries must remain as shown on the applicant's drawing."

Cox -- Kenny Hensman

"Recommend approval."

CenturyLink - Lisa Gallegos:

"Qwest Corporation d/b/a CenturyLink QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Attachment "A", said Attachment "A" attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities."

Salt River Project – Sherry Wagner

"Salt River Project has no objection to the abandonment as shown in your application ABND 200520 at 6810 N 2nd Street. This is in the Arizona Public Service serving area."

Southwest Gas – Nancy Almanzan

"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 easement. Southwest Gas would like to advise that on the southernly 4' PUE there is natural gas in the area. If there is excavation planned, please call 811 (Call B4 You Dig) before any digging occurs so that lines may be marked for safety precautions and a 2' clearance is followed."

Stipulations of Conditional Approval

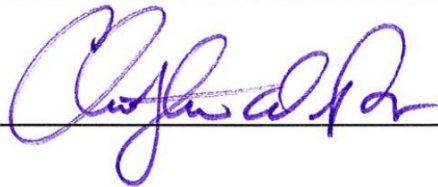
The request of abandonment ABND 200520 is conditionally approved and the following stipulations will need to be met:

1. No portion of the separate 8' sewer easement shall be abandoned as part of this request.
2. No portion of the public utility easement located within 8' of the eastern property lines of Lots 4 and 5, "El Sol" subdivision, recorded in Book 48, Page 29, MCR, shall be abandoned.

The above stipulations must be completed within **one year** from the conditional approval decision dated **June 30, 2020**.

This conditional approval has been reviewed and approved.

Hearing Officer Signature:



| **Date: 8.24.2020**

REPORT SUBMITTED BY: Wendy Turner, Abandonment Coordinator
Cc Applicant/Representative, Robert T. Hardison
Christopher DePerro, Team Leader Site Planning