

## Attachment B



### **City of Phoenix**

Planning and Development Department

#### **CONDITIONAL APPROVAL – ABND 220028**

Your abandonment request was granted **CONDITIONAL APPROVAL**.

This request will **NOT** be completed until it is formally adopted by City Council. Please contact **the Abandonment Coordinator at (602) 534-7321** for questions regarding this report.

Upon receipt of the legal description from our Real Estate division, your request will be scheduled for City Council formal approval. You will receive a copy of the resolution from the City Clerk after Council adoption.



## **City of Phoenix**

Planning and Development Department

**January 19, 2024**

Abandonment Staff Report: **ABND 220028**

Project# **99-4234**

Quarter Section: **37-25**

District#: **3**

**Location:**

1712 and 1728 W Bell Road

**Applicant:**

S.M.G. Investments, LLC

**Request to abandon:**

Portions of the 8' wide public utility easements dedicated through The Deer Valley Plaza plat, in book 172 page 14 of the Maricopa County recorder, as illustrated in the attached exhibit **(only the portion of PUEs under the existing building is being requested at this time)**

**Purpose of request:**

The applicant states, "the easement set forth in the 1975 plat conflicts with existing improvements."

16' public utility easement proposed for abandonment (under the existing building only)

1

2

PLAZA

SURVEY

RECORD OF

N 17TH AVE

W BELL RD

QUARTER SECTION: 37-25  
DATE: 1/19/2024  
BOOK & PAGE: 172 14

**City Staff Comments and Recommendations:**

**PDD Civil Reviewer – Roxanne Tapia**

“Recommend approval.”

**Water Services Department – Don Reynolds**

“WSD has NO stipulations for this abandonment. No conflicts.”

**PDD Site Planner – Maggie Dellow**

“There are no site planning issues related to this abandonment request.

**Village Planner – Sarah Stockham**

No Comments Received

**Neighborhood Services- Lynda Lee**

No Comments Received

**Utility Provider Comments and Recommendations:**

**SRP – Sherry Wagner**

**No objection.** This is in the Arizona Public Service serving area.”

**APS – James Generoso**

“It appears that APS has existing facilities within the portion of the PUE proposed for abandonment that runs in an east-west direction along the north property line, north of the building.”

**No objection to the north-south PUE portion of the request.**

**Cox Communications – Zach Lawson**

“This will be a conflict review. Cox has facilities running along the back side of the building for service in the abandonment area.”

**No objection to the north-south PUE portion of the request.**

**Southwest Gas – Susan Mulanax**

“After reviewing your request, it has been noted that we have a gas line running in the North 10-foot area proposed for abandonment. Permission is NOT granted to abandon that public utility easement. Should there be interest in relocating the gas facilities, the requestor would be responsible for the relocation costs. Please contact Conflict Review at (480) 730-3845.”

**We have no issues with the two (2) 8-foot PUEs running north/south through the properties.**

**Centurylink – Mary Hutton**


**“CenturyLink has active facilities located within the project...but not beneath the existing building”**

**Streets Utility Coordination – Rozanna Brown**

No Comments Received

The request of abandonment ABND 220028 is conditionally approved and will be forwarded to Council for formal adoption and recordation.

**This conditional approval has been reviewed and approved.**

Signature:  \_\_\_\_\_ Date: January 19, 2024

REPORT SUBMITTED BY: Craig Messer, Principal Planner, Site Planning Division

cc S.M.G. Investments, LLC, Applicant/Representative  
Dru Maynus, Abandonment Coordinator