



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 230068

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 Dru Maynus at (602) 262-7403** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations **Dru Maynus** 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 **two years** from the date of your conditional approval **(your expiration date is February 22, 2026)** will then **expire**. At that time a new submittal will be required along with the required payment for the abandonment process.



City of Phoenix

Planning and Development Department

February 22, 2024

Consolidated Abandonment Staff Report: **ABND 230068**

Project# **13-1972**

District: **1**

Location:

3131 W Via Dona Road

Applicant:

Heidi Tilson Coe & Van Loo Consultants,
Inc.

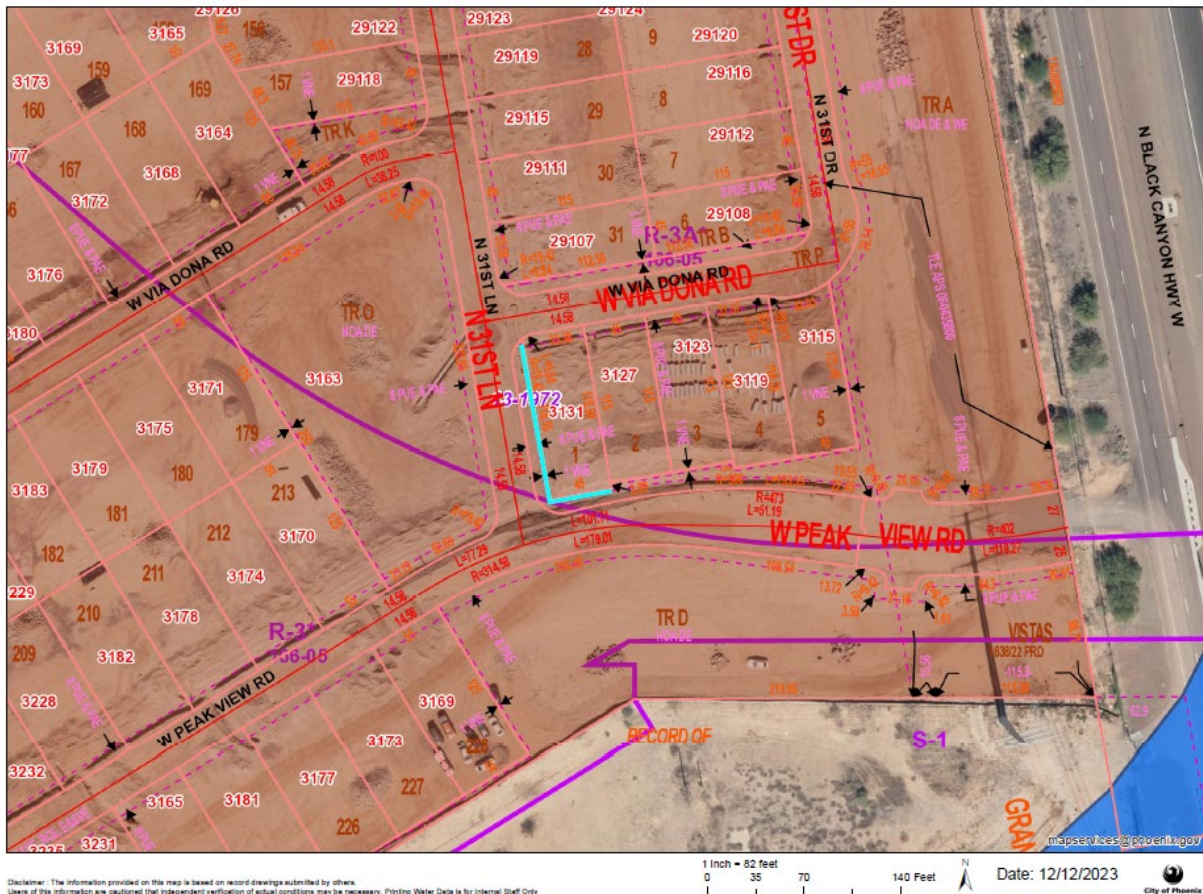
Request to abandon:

Abandon a 1-foot vehicular non-access
easement adjacent to the west property line
of 3131 W Via Dona Road.

Purpose of request:

The applicant states the rear corner of Lot 1
is overlapping the sight visibility triangle. As
a result, lot 1 is being replatted to
reconfigure the corner. The replat of the
VNAE will be redefined and rededicated to
follow the revised lot 1 lot line.

ABND 230068



City Staff Comments

Water Services Department – Donald Reynolds

WSD has no comments for this abandonment.

Street Transportation Department– Joshua Rogers

The Street Transportation Department has reviewed the attached abandonment application and has the following comments:

1. The VNE abutting APN 204-23-472 is adjacent to two private roads. Therefore, Streets has no comment on the proposed abandonment.

PDD Traffic – Derek Fancon

Recommend approval.

PDD Site Planning – Dru Maynus

Approval recommended.

PDD Civil Engineering – Jon Bunch

Abandonment 230068 located near the intersection of W Via Dona Rd & N 31st Ln is Approved Without Stipulations.

Public Transit Department – Jorie Bresnahan

No comment received.

Streetlights – Jason Fernandez

Recommend approval.

Street Transportation Department Utility Coordination – Rozanna Brown

No comment at this time.

Utility Company Comments

Arizona Public Service (APS) – Kim Paxon

APS has no objection the abandonment of the VNAE as shown in the attached.

Lumen/CenturyLink – Tori Jacoby

CenturyLink of Arizona, Inc. d/b/a CENTURYLINK (“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 Exhibit “A”, said Exhibit “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.

Cox Communications – Jacob Horsman

Based upon the supplied drawings/exhibit that you’ve submitted, Cox finds that there is no conflict between the proposed Project and Cox Infrastructure and/or communication facilities within the identified area of Project construction or development. Cox’s NO CONFLICT determination is based entirely on the drawings, plans and other materials you have submitted. .

Please note, Cox made no determination as to the accuracy of the drawings or plans you submitted. You are solely responsible for complying with all utility locate laws (I.E. 811 Locate Services, One Call, etc) to verify the location of all utilities, including COX Facilities, which may be in the area of the Project. Throughout the duration of the Project, should construction activities occur outside the identified area and near Cox Facilities, it will be your responsibility to assure such Cox Facilities are supported, protected or otherwise remain undisturbed by construction activity.

Should project activities occur in the immediate vicinity of Cox Facilities it will be your responsibility to conduct potholing and to properly protect Cox’s Facilities. Cox requests that a minimum of 12 inches of vertical and horizontal separation from existing Cox Facilities be maintained at all times. Should the scope of the Project change, please contact Cox via the below email address. Please at least 90 days from the date agreed on in the relocation plans.

If you have any questions or require additional information, please contact our Corporate Traffic Management center at constructionsupport@cox.com.

Southwest Gas Corporation – Susan R. Mulanax

After reviewing your request, it has been noted that we have a gas line running in the area proposed. Please contact Conflict Review at 602-484-5301 to discuss and review your request further.

Salt River Project (SRP) – Michael Laguna

SRP has no objection to the abandonments as shown in the ABND 230068 package. This is in an Arizona Public Service serving area.

Stipulations of Conditional Approval

The request of abandonment ABND 230068 is conditionally approved, and the following stipulations will need to be met:

1. All utilities within the subject PUEs 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.
2. The above stipulations must be completed within two years from the conditional approval decision dated February 22, 2024.

This conditional approval has been reviewed and approved.

Signature: Aracely Herrera Date: **February 22, 2024**

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator/Site Planner

cc: Applicant/Representative, Chris Clonts, Lennar Arizona, LLC.
Applicant/Representative, Heidi Tilson, Heidi Tilson Coe & Van Loo Consultants, Inc.
Deputy Director of Planning & Development Dept., Miguel Victor