

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 230026

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 5, 2026**), this request 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 5 2024

Consolidated Abandonment Staff Report: **ABND 230026**

Project# **20-3214**

District: **7**

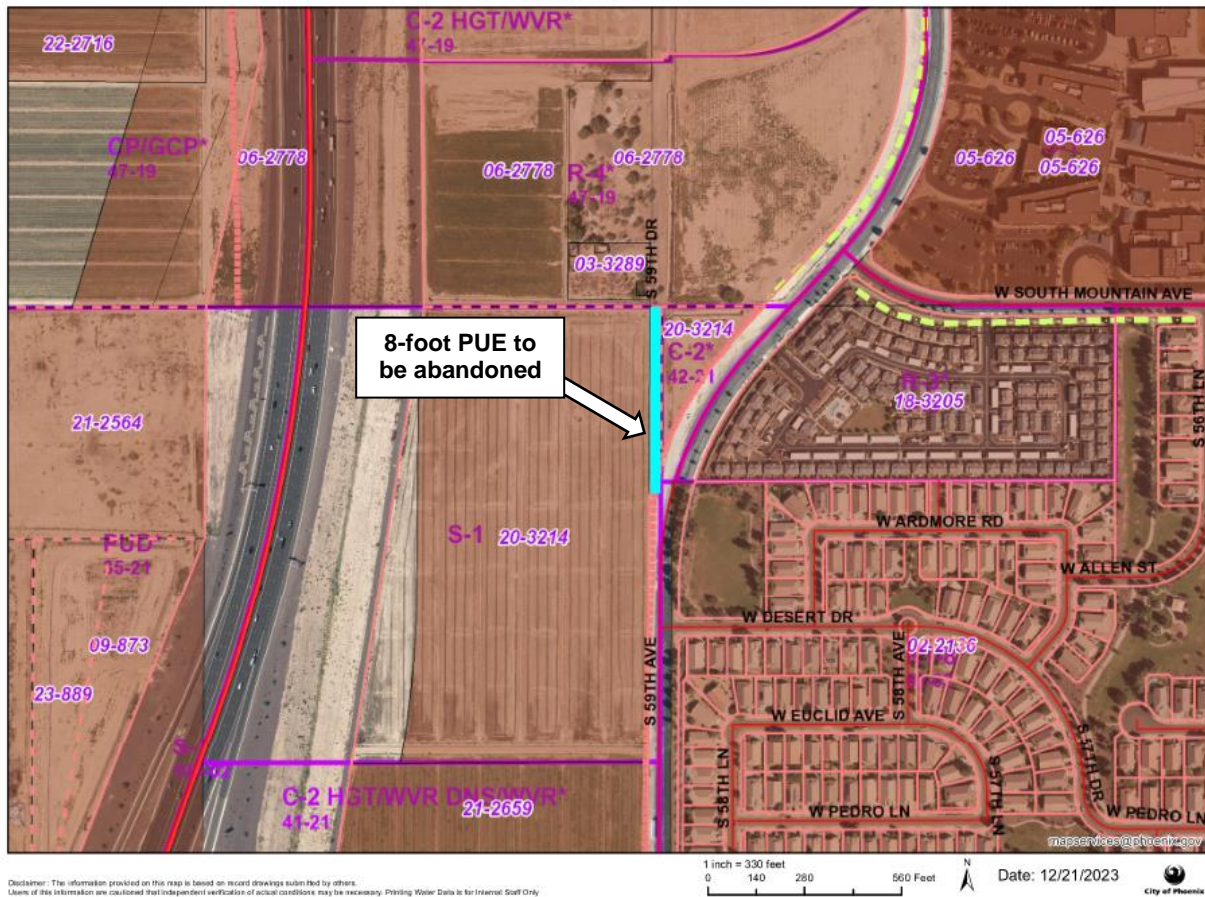
Location: 8450 S 59th Avenue, Laveen, AZ 85339

Applicant: Village at Carver Mountain

Request to abandon: To remove an 8-foot public utility easement (PUE) located on 8450 S 59th Avenue, Laveen, AZ 85339.

Purpose of request: The applicant states the areas of the existing PUE is planned to be developed.

ABND 230026



City Staff Comments

Street Transportation Department – Josh Rogers

No comments or stipulations.

Water Services Department – Donald Reynolds

WSD has NO stipulations for this Abandonment. The proposed property has existing water and sewer mains that can potentially serve the development.

CIP Projects: Please be aware that City of Phoenix Capital Improvement Project #WS90500301 is in the Planned phase, tentative project schedule start date: 7/1/23, end date 6/30/24, scheduled to rehabilitate sewer pipe segments in the area. CIP projects may or may not move forward due to budget constraints. Public can check the City's CIP projects website for updates: <https://www.phoenix.gov/waterservices>. Regardless of the CIP project status, the development is required to verify the sewer capacity needs and upsize the existing sewer main as needed before occupancy.

PDD Traffic – Derek Fancon

Recommend approval.

PDD Site Planning – Dru Maynus

Approval recommended.

PDD Civil Engineering – Michelle Flores

Recommend approval.

Public Transit Department – Jorie Bresnahan

No comments received.

Streetlights – Jason Fernandez

Recommend approval.

Street Transportation Department Utility Coordination – Rozanna Brown

No comment.

Utility Company Comments

Arizona Public Service (APS) – Kim Paxon

Arizona Public Service has no objection to the ABND 230026, the subject property is outside of APS service territory.

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

I have reviewed the proposed abandonment request for the parcel located at APN 300-02-023L, in Phoenix, AZ.

Based upon the supplied drawings/exhibit that you’ve submitted it has been determined that COX will allow easement abandonment with the following stipulations;

Developer provides a new alignment as stated in the request form. If nothing is presented, then the current alignment is to remain.

Also please note that Cox Communications accepts no liability for costs associated with any relocation of existing facilities required because of this proposed abandonment.

Southwest Gas Corporation – Susan R. Mulanax

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 recommend abandonment of the public utility easement located at the above-referenced location.

Salt River Project (SRP) – Michael Laguna

SRP has no objection to the abandonment request of the 8-foot public utility easement as shown on the ABND 230026 package for the Village at Carver Mountain.

Stipulations of Conditional Approval

The request of abandonment ABND 230026 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 5, 2024.

This conditional approval has been reviewed and approved.

Signature: Aracely Herrera Date: **April 3, 2024**

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

cc: Applicant/Representative, Jeffrey L. Williams