

## ATTACHMENT B



### **City of Phoenix**

Planning and Development Department

#### **CONDITIONAL APPROVAL – ABND** 230033

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 March 14, 2025**), 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

**March 7, 2024**

Consolidated Abandonment Staff Report: **ABND 230033**

Project# **21-3730**

District: **4**

**Location:**

1623 East Weldon Avenue

**Applicant:**

Jacob Wallace c/o Chuck Jacobs

**Request to abandon:**

To abandon the Refuse Collection  
Easement as described in Docket 7403,  
Page 419, Maricopa County Recorder.

**Purpose of request:**

The applicant states this is a Site Plan  
Review requirement.



### **City Staff Comments**

#### **PDD Planning Department – Nathan Webb**

Recommend approval.

#### **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.

#### **Street Transportation Department– Joshua Rogers**

Streets has no comments unless Public Works has an issue with the proposal.

#### **PDD Traffic – Derek Fancon**

Recommend approval.

#### **PDD Site Planning – Dru Maynus**

Approval recommended.

**PDD Civil Engineering – Darren Chapman**

Civil recommends approval.

**Public Transit Department – Jorie Bresnahan**

No comment received.

**Streetlights – Jason Fernandez**

Recommend approval.

**Solid Waste – Robert Lopez**

The proposed abandonment will have no impact on PW Solid Waste services.

**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.

**Lumen/CenturyLink – Tori Jacoby**

No comment received.

**Cox Communications – Jacob Horsman**

I have reviewed the proposed abandonment request for the parcel located at 1631 E Weldon Avenue, in Phoenix, AZ.

Based upon the supplied drawings/exhibit that you've submitted it has been determined that **COX has facilities within the Public Utility Easement (PUE)** and therefore has **denied your request to abandon**.

Developer to coordinate and reimburse Cox Communications for relocation of facilities within easement.

**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 (SWG) system and your proposed abandonment of the Refuse Collection Easement cited above. SWG would like to recommend abandonment of the Refuse Collection easement located at the above-referenced location. It should be noted that while SWG has an underground natural gas main line in the same location, there is an existing easement to SWG for these facilities.

**Salt River Project (SRP) – Michael Laguna**

SRP has no objection to the abandonments as shown in the Refuse Collection Easement as shown in the abandonment package for ABND 230033. This is in an Arizona Public Service serving area.

### **Stipulations of Conditional Approval**

The request of abandonment ABND 230033 is conditionally approved, and the following stipulations will need to be met:

1. All utilities must be removed or 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. Verification of removal or relocation must be done by the applicant and provided to the City of Phoenix, Planning and Development Department.
2. The existing trailer park will need to be vacated and no longer in use before the refuse collection easement can be formally abandoned.
3. The above stipulations must be completed within **two years** from the conditional approval decision dated August 1, 2023.

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

Signature: Aracely Herrera Date: 5.6.24

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator.

cc: Applicant/Representative, Jacob Wallace c/o Chuck Jacobs  
Miguel Victor, Site Planning Deputy Director  
Aracely Herrera, Site Planning, Planner III