

## Attachment B



### **City of Phoenix**

Planning and Development Department

#### **CONDITIONAL APPROVAL – ABND 240003**

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

Upon completion of the stipulations your request will be scheduled 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 29, 2026**), 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

**February 29, 2024**

Abandonment Staff Report: **ABND 240003**

Project# **23-366**

Council District: **4**

**Location:**

2020 Grand Avenue

**Applicant:**

Habitat for Humanity Arizona

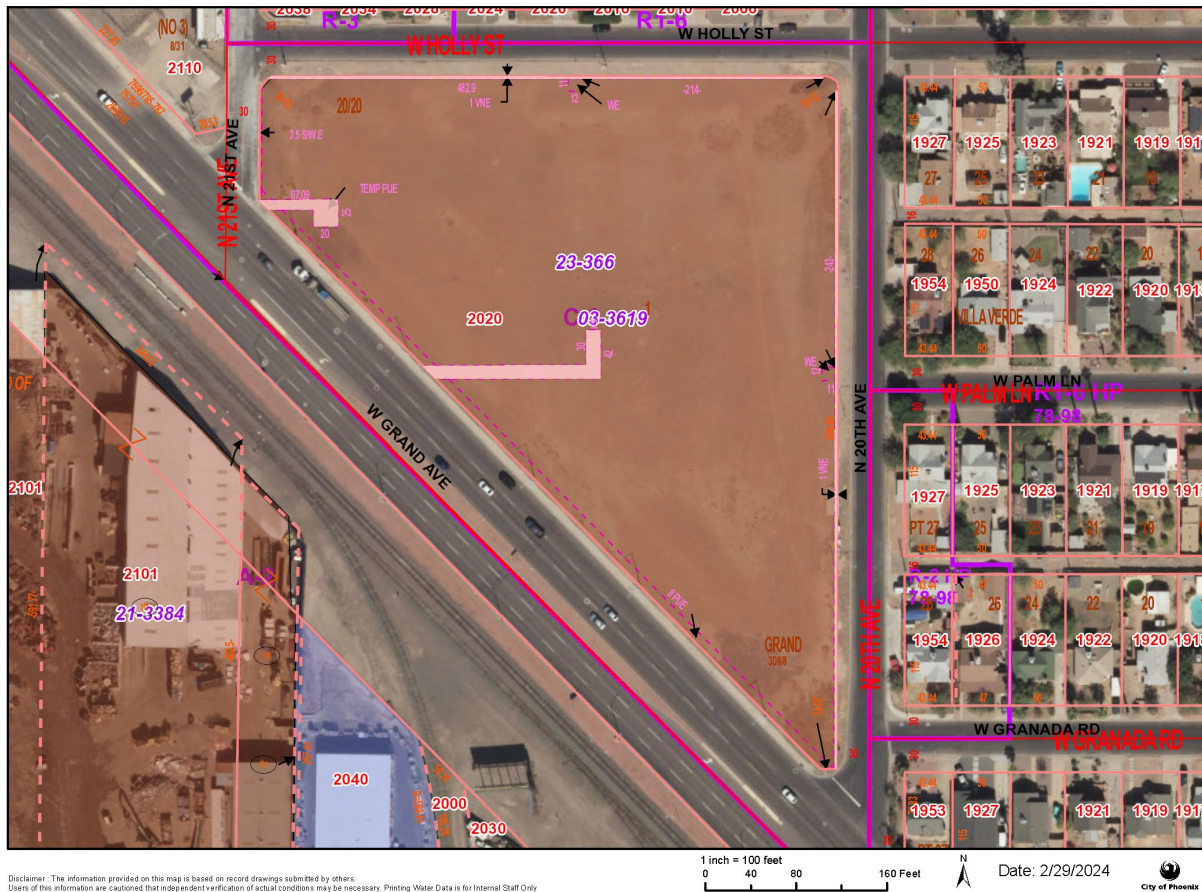
**Request to abandon:**

To abandon a 10-foot temporary public utility easement, 12-foot-wide water easement, 1-foot vehicular non-access easement, and a 10-foot easement for natural gas lines. All easements are located within vacant land, APN 110-54-116.

**Purpose of request:**

The applicant states the four abandonments were in conjunction with a previous development that never was constructed. The site is planned as a new development that doesn't require the four easements.

ABND 240003



### **City Staff Comments and Recommendations:**

#### **PDD Civil Reviewer – Travis Tomich**

Recommend approval with no stipulations.

#### **PDD Traffic – Derek Fancon**

Recommend approval.

#### **Water Services Department – Donald Reynolds**

WSD has One stipulation for this Abandonment. There is an existing fire hydrant within the water easement being requested to be abandoned.

1. The existing fire hydrants shall be relocated onto the public right of way in accordance with plans submitted to and approved by the Planning and Development Department. All work is to be done by licensed contractor at no expense to the City of Phoenix.

#### **PDD Site Planner – Dru Maynus**

Recommend approval.

#### **Street Transportation Department Utility – Rozanna Brown**

No comments on this abandonment.

**Street Transportation Streetlight Section – Jason Fernandez**

Recommend Approval with the following stipulation.

1. Any future development will require new Downtown Brown Streetlights to be installed along Grand Ave frontage.

**Public Works Solid Waste– Robert Lopez**

Recommend approval. The proposed abandonment will have no impact on PW Solid Waste Services.

**Utility Comments**

The request was also routed to outside utility companies for their input. Listed below are the responses from each utility.

**Cox – Zach Lawson**

I have reviewed the abandonment request at ABND 240003 APN 110-54-116 in Phoenix, {Maricopa County}, AZ. Based upon the supplied drawings/exhibits that you've submitted it has been determined that COX has no facilities within the easement and therefore we approve your request to abandon.

Please note that although Cox Communications approves this abandonment, we do so with the understanding that we will not assume any construction, relocation and/or repairs costs associated or in result of this abandonment.

**Southwest Gas – 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. However, it should be noted that there is a gas line running through the property. It is recommended.

**Arizona Public Service – Kimberly Paxson**

APS has no objection to this/these abandonment(s).

**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.

### **Salt River Project – Michael Laguna**

Salt River Project has no objection to the abandonment of the 10' Temporary Public Utility Easement, 12' wide Water Easement, 1' Vehicular Non-Access Easement. All easements are located within vacant land, APN 110-54-116.

### **Stipulations of Conditional Approval**

The request of abandonment ABND 240003 is conditionally approved, and the following stipulation 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 29, 2024**.~~

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

Stipulations no longer apply.  
No conflicts or existing utility  
services exist within the  
easement to be abandoned.  
C. Messer 5.24.24

Signature: Aracely Herrera Date: 3..18.24

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc Habitat for Humanity Arizona, Applicant/Representative  
Tana Nichols, Applicant/Representative  
Miguel Victor, Deputy Director of PDD  
Aracely Herrera, Site Planning Supervisor, Planner III