



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 250034

Your abandonment request was granted **CONDITIONAL APPROVAL** by **Craig Messer, Abandonment Hearing Officer.**

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 your request will be scheduled for City Council action.

If the stipulations of abandonment are not completed within **two years** from the date of your conditional approval (**your expiration date is September 11, 2027**), 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

September 11, 2025
Preliminary Abandonment Staff Report: **ABND 250034**
Project# **01-19944**
Quarter Section: **18-39**
District#: **6**

Location: Right-of-Way Easement (ROW E) located along the north side of the property at 4632 North Royal Palm Circle

Applicant: Reed Dalbik

Request: To abandon a 25-foot by 142-foot ROW-E, totaling approximately 3,339 square feet, located along the north side of the property at 4632 North Royal Palm Circle.

Purpose of request: The applicant states that the purpose of the abandonment is to enable the property owner to utilize and make improvements to their parcel.

Hearing date: **September 11, 2025**



City Staff Research

City Staff research shows that the ROW-E for 4632 North Royal Palm Circle was dedicated as part of a Royal Palms Circle single family subdivision plat on May 1, 1956, Book 67, Page 42 of the Maricopa County Recorder. If abandoned, the property located at 4632 North Royal Palm Circle would no longer be encumbered by the right-of-way easement.

City Staff Comments

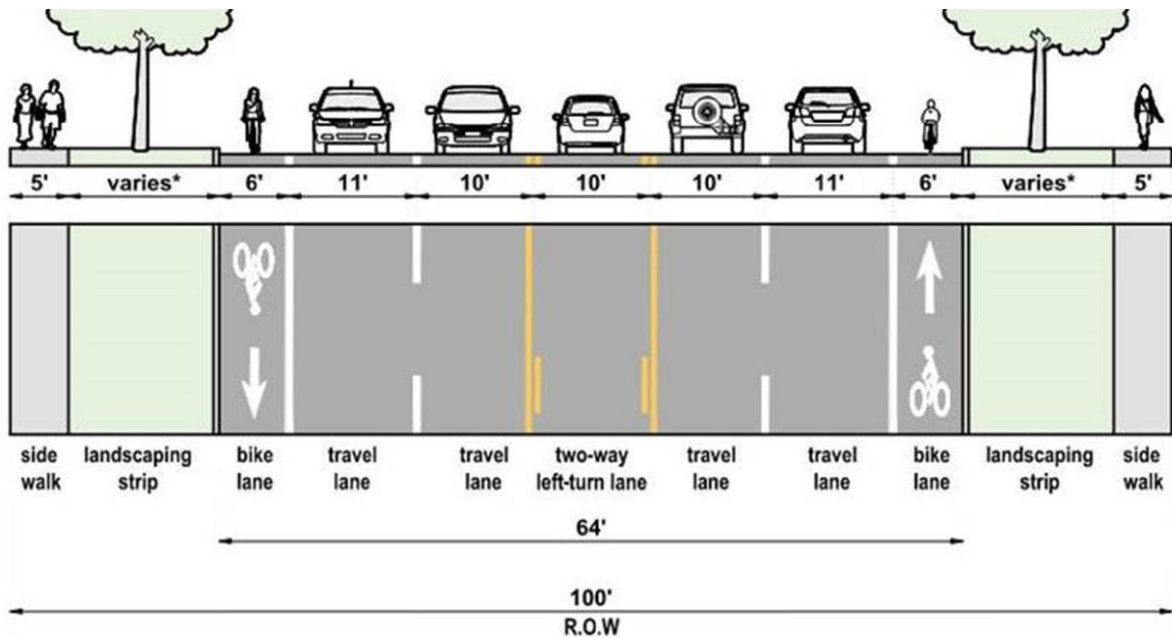
This request was routed to various City departments for their recommendations. Listed below are the responses from each for department.

Street Transportation Department – Josh Rogers

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

Comments:

Camelback Road is an Arterial D cross-section, requiring a minimum 100-foot total right-of-way/50-foot half-street. Including the right-of-way easement, 65-feet of right-of-way currently exists in front of the subject site. Therefore, 15-feet of the right-of-way easement is not necessary to facilitate the Camelback Road improvements. The remaining 10-feet of right-of-way easement needed for Camelback Road will need to be dedicated as fee-title right-of-way.



**Preferred minimum width is 10' and is subject to character area, neighborhood, or specific plans.*

Figure 2.3-6 Cross-Section "D," Arterial, and Major Collector

1. Dedicate for a total minimum 50-feet of right-of-way for south half of Camelback Road.
2. No right-of-way or right-of-way easement shall be abandoned within 25-feet of the Royal Palm Circle monument line.

Street Transportation Utility Coordination Department– Andrea Diaz

The Street Transportation Department has no comments.

PDD Traffic Department – Derek Fancon

Recommend approval with the following stipulation:

1. Applicant shall retain 10-feet of what was the ROW E as a sidewalk easement (SE) on Camelback Road.

PDD Planning Department – Dru Maynus

Site Planning has no objections to the abandonment.

Streetlights – Jason Fernandez

Recommend approval.

Solid Waste – Megan Sheets

Recommend approval.

Water Services – Leticia Saenz

WSD has NO stipulations for this abandonment.

Long Range Planning

No comment received.

PDD Civil Department – Roxanne Tapia

Recommend Approval without stipulations.

Public Transit Department – Skitch Kitchen

The Public Transit Department doesn't have a comment on this project.

Utility Comments

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

Cox – Julia Bisson

I have reviewed the proposed abandonment request for the PUE located at 4632 N Royal Palm Cir.

Based on the supplied drawings/exhibit that you've submitted it has been determined that COX **will** allow easement abandonment **with the following stipulations.**

Cox Communications accepts no liability for costs associated with relocation and/or repairs of existing facilities required due to this proposed abandonment.

We do have a service line running along where you are trying to abandon. Please ensure that potholing is done to verify the location and maintain 12" distance or they will need to pay and facilitate our lines being moved. Please let us know as soon as possible if this will need to be moved and I will get an estimate for the work needed

If I can be of further assistance, please contact me at az.jointuse@cox.com.

Southwest Gas – Susan R. Mulanax

After reviewing the documents for the above-referenced abandonment, it has been determined that there are no apparent conflicts between the Southwest Gas system and your proposed abandonment as shown in the letter you sent. Permission is granted to abandon the right-of-way located at the above-referenced location.

Thank you for your cooperation on this project. Please contact me at 702-364-3678 if you have any questions or require additional information.

Arizona Public Service – Nichole Harvey

You have requested Arizona Public Service Company's ("APS") concurrence to abandon within the Easement on the above-referenced property.

I have researched our records and found that the subject property is not situated within the APS service territory, and there are no APS facilities within the right-of-way or elsewhere on this property. Therefore, APS has no objection to the abandonment.

Should you have further questions concerning this matter, please contact me 602-371-6966 or landservices@Apsc.com.

CenturyLink – Jason Stephenson

No comment received.

Salt River Project – Michael Laguna

Salt River Project has no objection of the abandonment of Royal Palm Circle 25-foot right-of-way located at 4632 N. Royal Palm Circle. Salt River Project’s facilities are outside of the proposed area.

If you have any questions or require additional information, please do not hesitate to contact me at 602-236-3116.

Recommended Stipulations of Approval

The request of abandonment, if approved by the Abandonment Hearing Officer, will be subject to the following stipulations:

1. Either a or b shall be complied with:
 - a. All utilities 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.
 - b. Any utilities which are to remain on private property shall be maintained in an appropriate public utility easement (PUE).
2. Applicant shall submit and obtain City approval of a legal description of the abandonment area prior to City Council approval of ABND 250034.
3. Applicant shall dedicate for a total minimum 50-feet of right-of-way for the south half of Camelback Road.
4. Applicant shall ensure that no right-of-way or right-of-way easement shall be abandoned within 25-feet of the Royal Palm Circle monument line.
5. All stipulations must be completed within **two years** from the Abandonment Hearing Officer’s decision.

This conditional approval has been reviewed and approved by the Abandonment Hearing Officer.

Hearing Officer Signature:  Date: 9.11.25

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator.

cc: Applicant/Representative, Reed Dalbik
Craig Messer, Abandonment Hearing Officer

If the area to be abandoned is within or adjacent to a redevelopment area established pursuant to A.R.S. §36-1471 ET. SEQ., Consideration may be given to the restrictions upon the property and the covenants, conditions and obligations assumed by the redeveloper in the determination of fair market value.