



**City of Phoenix**

Planning and Development Department

**CONDITIONAL APPROVAL – ABND 250041**

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) 262-3487** 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 December 15, 2027**), 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

**December 15, 2025**

Consolidated Abandonment Staff Report: **ABND 250041**

Project# **18-1329**

District: **3**

**Location:** 16801 North 21<sup>st</sup> Avenue

**Applicant:** James A Brucci, RLS / Hunter Engineering

**Request:** To abandon a 20' by 623.10' drainage easement located on a property at 16801 North 21st Avenue.

**Purpose of request:** The applicant states that the existing drainage easement is no longer needed.

ABND 250041



Disclaimer: The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary. Printing Water Data is for Internal Staff Only.

1 inch = 200 feet  
0 85 170 340 Feet  
N  
Date: 11/4/2025  
City of Phoenix

**City Staff Comments:**

**PDD Civil Reviewer – Darren Chapman**  
Recommends approval.

**Water Services Dept – Donald Reynolds**  
WSD has no concerns/issues for this Drainage easement abandonment.

**Site Planning – Dru Maynus**  
Recommend approval.

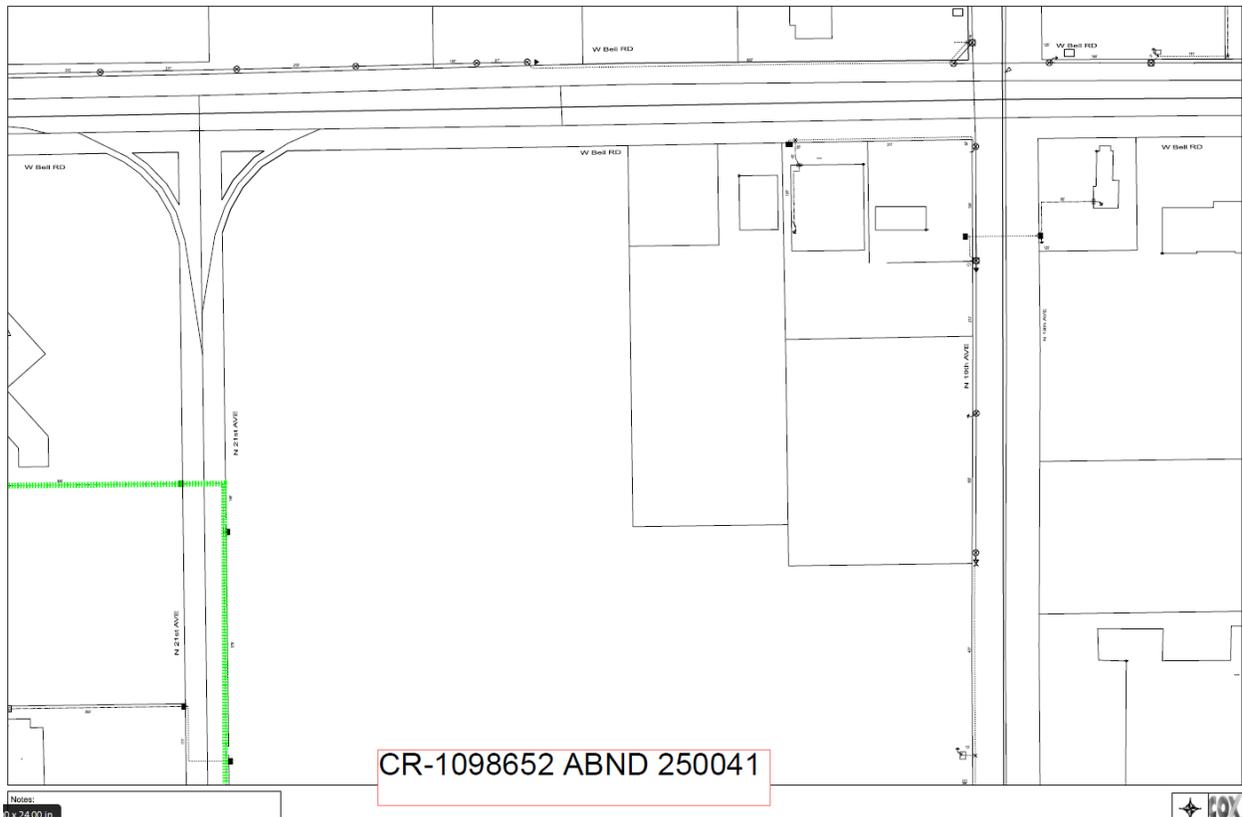
**Street Transportation Department Utility Coordination – Andrea Diaz**  
The Street Transportation Department Utility Coordination section has no comments.

**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**

Recommend approval with stipulations: See map for area with cables underground that may be in conflict and would need to be relocated if the developer/applicant moves forward with the 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. Southwest Gas would like to recommend abandonment of the drainage easement located at the above-referenced location.

Thank you for your cooperation on this project. Please contact me at 725-502-3385 if you have any questions or require additional information.

**Arizona Public Service**

No comment received.

**CenturyLink/Lumen Technologies – Katie Smith**

Aries Network Construction Services, on behalf of Lumen/Centurylink, is in receipt of your request for Abandonment or Encroachment of the abandonment request area

Inventory of Local Lumen Facilities: No facilities exist withing requested abandonment area.

Abandonment/Encroachment Request Overview: Request is to abandon a 20' by 623.10' Drainage Easement located on APN. 208-14-989 - 16801 N. 21st

Ave. Phoenix, AZ 85023

**Recommendations:** In the event Lumen facilities need to be removed or relocated, all associated costs will be at the expense of the requestor/agency/owner. Blue staking is required prior to all excavation activities. Access for Lumen, or its agents, must be maintained. All facilities are to be avoided or protected while also maintaining a minimum 12” horizontal and vertical separation. Lumen reserves the right to mandate modifications or removal of encroachments if it is deemed there is an impediment. Any damage to Lumen facilities and those costs associated with repair/replace facilities will be at the cost of the requestor/agency/owner. Lumen will not be held responsible for any damage or cost to repair, move, or remove any encroached items (ie fence, sign, landscape, pool, etc.) for the purpose of facility management.

**Salt River Project – Michael Laguna**

Salt River Project has no objection to the abandonment of the drainage easement located at 16801 N. 21st Avenue, as described in the provided legal description. This is in an Arizona Public Service serving area.

If you have any questions or need further information, please contact me at 602-236-3116.

**Stipulations of Conditional Approval**

The request of abandonment ABND 250041 is conditionally approved and the following stipulations will need to be met:

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. All rights-of-way shall be retained as a public utilities easement with 24-hour vehicle maintenance access.
2. The above stipulations must be completed within two years from the conditional approval decision dated March 6, 2025.

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

**Signature:** David Neal **Date:** 12/15/25

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator.

cc: Applicant/Representative, James A Brucci, RLS  
Applicant/Representative Hunter Engineering  
Principal Planner, David Neal