



City of Phoenix
Planning and Development Department

CONDITIONAL APPROVAL – ABND 240011

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 April 18, 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

April 18, 2024

Abandonment Staff Report: **ABND 240011**

Project# **20-2744**

Council District: **8**

Location:

315 W Watkins Street

Applicant:

Link Logistics Real Estate, Jeff Baran

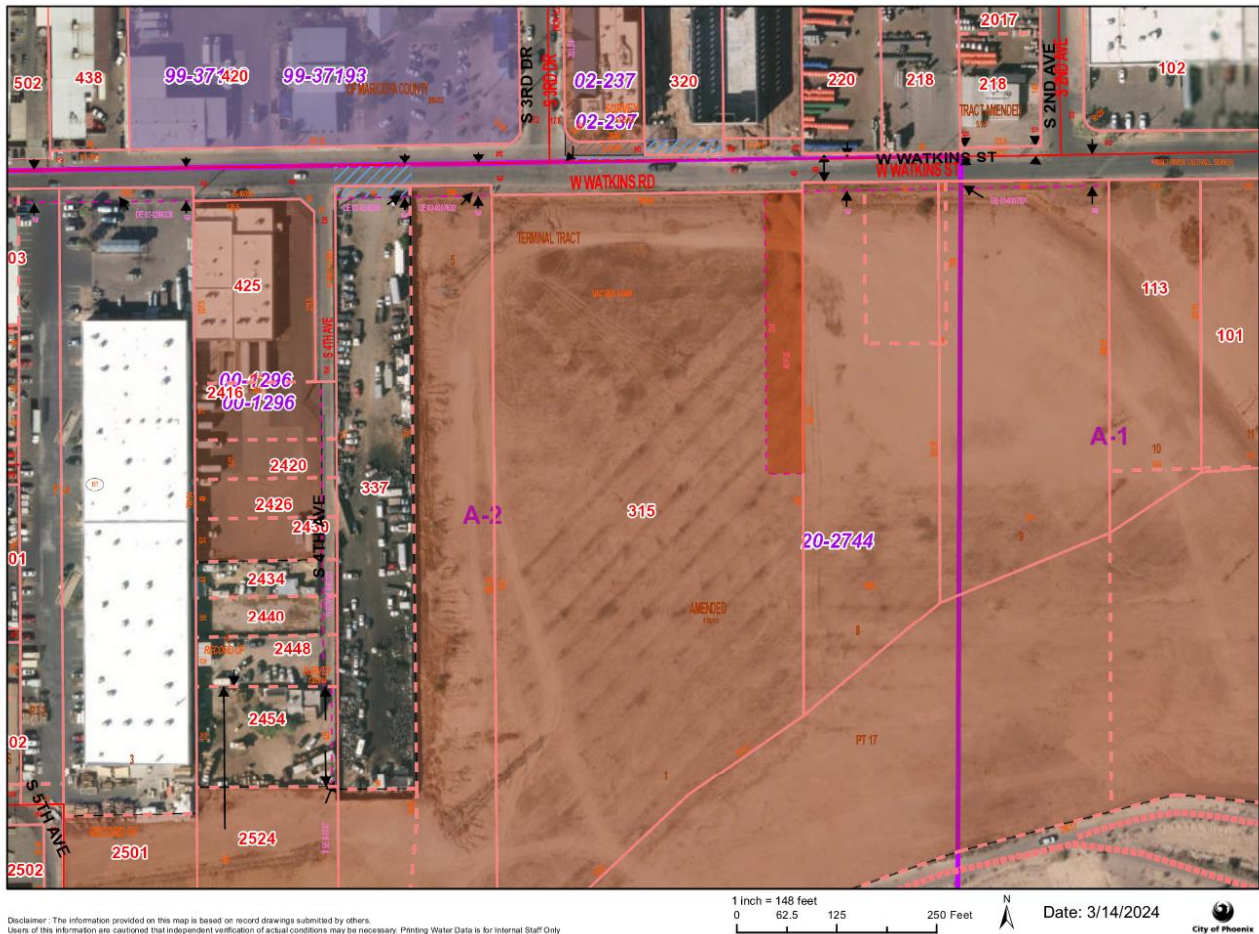
Request to abandon:

To abandon a 48-foot wide public utility easement that is located on a property at 315 W Watkins Street.

Purpose of request:

The applicant states the public utility easement is no longer necessary since the site will be redeveloped.

ABND 240011



City Staff Comments and Recommendations:

PDD Civil Reviewer – Rachel LaMesa

Approved without stipulations.

PDD Traffic – Derek Fancon

Recommend approval.

Water Services Department – Donald Reynolds

WSD has one stipulation for this abandonment.

1. The applicant/property owners shall abandon all affected water and sewer utilities within the requested abandonment easement prior to the Resolution of Abandonment in accordance with plans submitted to and approved by the Planning and Development Department, or as otherwise approved by the Water Services Department. All work is to be done by a licensed contractor at no expense to the City of Phoenix.
 - a. Abandon the 2-inch substandard water main back to water valve #7-27-407 in Watkins St.
 - b. Abandon the 8-inch sewer main back to manhole #7-27-401 in Watkins St.

PDD Site Planner – Dru Maynus

Recommend approval.

Street Transportation Department Utility – Rozanna Brown

The Street Transportation Department Utility Coordination section has no comments.

Street Transportation Streetlight Section – Jason Fernandez

Recommend approval.

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 240010 APN 250-07-223A & APN 205-07-223B 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 abandonment.

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 48' Public Utility Easement as shown in the abandonment package for ABND 240011. This is an Arizona Public Service serving area.

Stipulations of Conditional Approval

The request of abandonment ABND 240011 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 applicant/property owners shall abandon all affected water and sewer utilities within the requested abandonment easement prior to the Resolution of Abandonment in accordance with plans submitted to and approved by the Planning and Development Department, or as otherwise approved by the Water Services Department. All work is to be done by a licensed contractor at no expense to the City of Phoenix.
 - a. Abandon the 2-inch substandard water main back to water valve #7-27-407 in Watkins St.
 - b. Abandon the 8-inch sewer main back to manhole #7-27-401 in Watkins St.
3. The above stipulations must be completed within **two years** from the conditional approval decision dated **April 18, 2024**.

This conditional approval has been reviewed and approved.

Signature: Aracely Herrera Date: 4/24/24

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc Link Logistics Real Estate, Jeff Baran, Applicant/Representative
Miguel Victor, Deputy Director of PDD
Aracely Herrera, Site Planning Supervisor, Planner III