



City of Phoenix

Planning and Development Department

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 July 31, 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

July 31, 2025

Abandonment Staff Report: **ABND 250027**

Project# **00-4403**

Council District: **3**

Location: 4550 East Cactus Road

Applicant: PV Land SPE, LLC / Scott Wagner

Request to abandon: To abandon portions of irregular-shaped water and sewer easements that totals 27,791 square feet.

Purpose of request: The applicant states existing water easements are no longer required for the new development. New public water and sewer lines, within new public water and sewer easements will be dedicated by a replat.

ABND 250027



City Staff Comments and Recommendations:

PDD Civil Reviewer – Darren Chapman

Recommend approval.

PDD Street Transportation Reviewer – Josh Rogers

The Street Transportation Department has no comment(s) for this abandonment request.

Water Services Dept – Leticia Saenz

WSD Has Stipulations for this Easement Abandonment. PER DSAP # 21135 -The 12-inch main that crosses the property will need to be rerouted and a new 20' easements dedicated. The new main will need to be looped.

Site Planning – Dru Maynus

Recommend approval.

Street Transportation Utility Coordination Department– Andrea Diaz

Has no comments.

Streetlights– Jason Fernandez

Recommend approval.

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 proposed abandonment request for the PUE located at E Cactus Rd & N Tatum Blvd.

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.

From what I see it looks like all services in the area can be protected in place. Please ensure that potholing is done to verify the location and maintain 12" distance. Please let us know as soon as possible if this PIP is not possible and I will get an estimate for the work needed.

If I can be of further assistance or a conflict arises, please contact me using the contact information below.

Julia Bisson at 602-486-1355

Southwest Gas – Tami Garcia

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 water and sewer easement.

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 – Nichole Harvey

Recommends approval.

CenturyLink – Julian Hill

No comment received.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the Water and Sewer Easement and Water Easement as shown in the abandonment package. 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 250027 is conditionally approved, and the following stipulation 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 applicant shall ensure that the 12-inch main that crosses the property is rerouted and new 20' easements are dedicated.
3. The applicant shall ensure that the new main is looped.
4. The above stipulations must be completed within **two years** from the conditional approval decision dated **July 31, 2025**.

This conditional approval has been reviewed and approved.

Signature: Aracely Herrera Date: 8.4.25

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator

cc PV Land SPE, LLC, Applicant/Representative
Scott Wagner, Applicant/Representative
Miguel Victor, Deputy Director of PDD
Aracely Herrera, Site Planning Supervisor, Planner III