



Land Services
P.O. Box 53933
Phoenix, Arizona 85072
Mail Station 3286

November 9, 2023

Mario Saldamando
City of Goodyear
14455 W. Van Buren Street, Suite D
Goodyear, AZ 85338

RE: APS Utility Easement Encroachment
Maricopa County APN 502-39-010F – 17840 W. Harrison Street

Dear Mario Saldamando:

You have requested the consent of Arizona Public Service Company ("APS") to encroach with a new site wall crossing perpendicularly within the future APS Utility Easement on the above-referenced property which is also known as the future site of Fire Station Number 188. The proposed site wall encroachment is shown on a Landscape Plan drawing you provided. The APS Utility Easement will be for the purpose of providing electric service to the new Fire Station.

The City will be constructing the wall reflected in the attached Landscape Plan as consented to and attached hereto. APS has no objection to the site wall encroachment within the future APS Utility Easement as long as the following requirements are met:

- All construction is to take place after a valid 811/Bluestake ticket is marked and the 811/Bluestake digging guidelines are met when digging within the vicinity of any electric lines. Any excavation taking place within 24 inches of a marked utility must be carefully exposed with hand tools. Any damage caused to APS active electric lines or facilities will be repaired at the property owner's cost.
- The safe operation and maintenance of our facilities are not impaired, and the necessary National Electrical Safety Code clearances are met.
- In accordance with the terms of APS' standard Utility Easement document, a copy of which has been provided to you, no trees may be planted within the easement area.

Should you have further questions concerning this matter, please contact me at (602) 371-7847 or james.generoso@aps.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James R. Generoso", written over a light blue horizontal line.

James R. Generoso, SR/WA
Senior Land Agent

From: James.Generoso@aps.com
To: Kimberly.Romero
Cc: Scott.Revord@aps.com; Mario.Saldamando; Gerardo.Villarraga
Subject: RE: FS-188 APS Utility Easement
Date: Thursday, November 9, 2023 4:53:15 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[FS 188 APS Easement Cord..pdf](#)
[COG Fire Station 188 Site Wall Encroachment Rev110923.pdf](#)

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The revised letter is attached along with the landscape plan drawing I was provided with. As a reminder, the trees shown within the APS easement are NOT approved.

-James

From: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>
Sent: Thursday, November 9, 2023 4:18 PM
To: Generoso, James <James.Generoso@aps.com>
Cc: Revord, Scott E <Scott.Revord@aps.com>; Mario Saldamando <Mario.Saldamando@goodyearaz.gov>; Gerardo Villarraga <Gerardo.Villarraga@goodyearaz.gov>
Subject: RE: FS-188 APS Utility Easement
Importance: High

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Good evening gentlemen,

After a conversation today with our legal counsel, we will retract our revisions and use the easement APS submitted (see copy attached). James would you please add the following language “**the city will be constructing the wall reflected in the attached landscaped plans as consented to in this and attached hereto**” into your Consent Letter per the request of our legal counsel. I will also need a copy of the plans that were provided to you by Mario, you can just forward the email.

The approval of the easement and authorization to sign, will be presented to City Counsel on 11-27-23 after which, I will email you a copy in pdf format and request your signature. Once the original is sent back to the City, I will have it signed by the City manager and then recorded. Once recorded, I will provide you with the original.

If you have any questions, please let me know.

Kimberly Romero SR/WA
Real Estate Coordinator
Civil Division / Legal Services Department
City of Goodyear, Arizona

From: James.Generoso@aps.com <James.Generoso@aps.com>
Sent: Wednesday, November 1, 2023 3:16 PM
To: Scott.Revord@aps.com; Kimberly Romero <Kimberly.Romero@goodyearaz.gov>
Cc: Mario Saldamando <Mario.Saldamando@goodyearaz.gov>; Colin Harrigan <Colin.Harrigan@goodyearaz.gov>; Claudio.Rios@aps.com; Joshua.Andrews@aps.com
Subject: RE: FS-188 APS Utility Easement

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Attached is the letter that was requested for the site wall. Let me know if you need anything additional.

-James

From: Revord, Scott E <Scott.Revord@aps.com>

Sent: Wednesday, November 1, 2023 10:06 AM

To: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>

Cc: Mario Saldamando <Mario.Saldamando@goodyearaz.gov>; Generoso, James <James.Generoso@aps.com>; Colin Harrigan <Colin.Harrigan@goodyearaz.gov>

Subject: RE: FS-188 APS Utility Easement

Kimberly

Just for clarification.

APS is currently working on a consent letter for the wall.

APS is not going to consent for the trees to be in the easement.

We should have the letter for the wall sometime today.

I think we should be good to go now.

Thanks, Scott.

From: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>

Sent: Wednesday, November 1, 2023 10:01 AM

To: Revord, Scott E <Scott.Revord@aps.com>

Cc: Mario Saldamando <Mario.Saldamando@goodyearaz.gov>; Generoso, James <James.Generoso@aps.com>; Colin Harrigan <Colin.Harrigan@goodyearaz.gov>

Subject: RE: FS-188 APS Utility Easement

Importance: High

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Hi Scott, Thank you for that update.

Mario, let me know when these issues get resolved so that I can move forward with the APS easement.

Kimberly Romero SR/WA

Real Estate Coordinator

Civil Division / Legal Services Department

City of Goodyear, Arizona

From: Scott.Revord@aps.com <Scott.Revord@aps.com>

Sent: Wednesday, November 1, 2023 9:55 AM

To: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>

Cc: Mario Saldamando <Mario.Saldamando@goodyearaz.gov>; James.Generoso@aps.com

Subject: RE: FS-188 APS Utility Easement

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Kimberly

I just got a response concerning the trees. Our forestry department will not consent to the trees being in the easement.

From: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>

Sent: Wednesday, November 1, 2023 9:47 AM

To: Mario Saldamando <Mario.Saldamando@goodyearaz.gov>; Bret West <bretw@perlmanaz.com>; Christian Williams

<Christian.Williams@goodyearaz.gov>; Logan Hopp <Logan.Hopp@goodyearaz.gov>; Ricardo Jimenez <ricardojimenez@coreconstruction.com>; Feltmann, James G <James.Feltmann@aps.com>

Cc: Gerralda Adams <gerralda@perlmanaz.com>; jknapp@dwllarchitects.com; Revord, Scott E <Scott.Revord@aps.com>; Bill Gasque <bgasque@cdsllc-az.net>; Colin Harrigan <Colin.Harrigan@goodyearaz.gov>

Subject: RE: FS-188 APS Utility Easement

Importance: High

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at ACDC@aps.com.

Mario,

Just following up on the previous chains of emails on October 25, 2023.

Item number 2 has been addressed and APS will be providing Consent letter.

I've not seen any written confirmation that Items 1 & 3 have been resolved.

The APS easement cannot be distributed for signature until all items are resolved.

All – See attached and my assessment below:

1. APS easement crosses site wall (perpendicular). Easement states grantor shall not erect any structure without written consent. My recommendation is for APS to provide a letter of written consent for this prior to recordation of the easement.
2. There is landscaping within the easement, along the property boundary as required by the planning department. My recommendation is for APS to provide a letter of written consent for this prior to recordation of the easement.
3. Mario – I will differ to your input on the clear area requirements for the transformer. Cabinets, and equipment pads.

Kimberly Romero SR/WA

Real Estate Coordinator

Civil Division / Legal Services Department

City of Goodyear, Arizona

From: Mario Saldamando <Mario.Saldamando@goodyearaz.gov>

Sent: Wednesday, October 25, 2023 10:29 AM

To: Bret West <bretw@perlmanaz.com>; Christian Williams <Christian.Williams@goodyearaz.gov>; Logan Hopp <Logan.Hopp@goodyearaz.gov>; Ricardo Jimenez <ricardojimenez@coreconstruction.com>; James.Feltmann@aps.com

Cc: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>; Gerrald Adams <gerralda@perlmanaz.com>; jknapp@dwlarchitects.com; Scott.Revord@aps.com; Bill Gasque <bgasque@cdslc-az.net>

Subject: RE: FS-188 APS Utility Easement

All – APS is drafting a written consent/encroachment agreement for the City of Goodyear for landscaping within our easement. No change to the plan is needed.

Thanks,

Mario Saldamando

Senior Project Manager

14455 West Van Buren Street, Suite D

Goodyear, AZ 85338

c 623-693-1097

w goodyearaz.gov

From: Bret West <bretw@perlmanaz.com>

Sent: Wednesday, October 25, 2023 9:59 AM

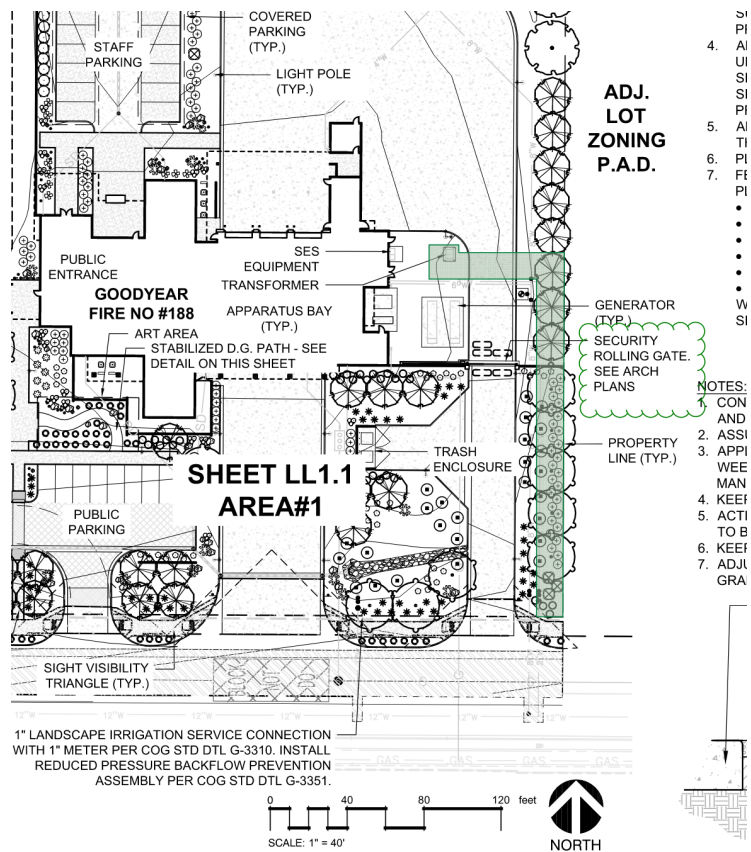
To: Christian Williams <Christian.Williams@goodyearaz.gov>; Logan Hopp <Logan.Hopp@goodyearaz.gov>; Mario Saldamando <Mario.Saldamando@goodyearaz.gov>; Ricardo Jimenez <ricardojimenez@coreconstruction.com>; James.Feltmann@aps.com

Cc: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>; Gerrald Adams <gerralda@perlmanaz.com>; jknapp@dwlarchitects.com; Scott.Revord@aps.com; Bill Gasque <bgasque@cdslc-az.net>

Subject: RE: FS-188 APS Utility Easement

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Christian, unfortunately, we do not really have that option. The trees are held off the drive aisle, so they do not impede on fire apparatus circulation. If shrubs are allowed, we can shift the easement over to the back of curb so that the root ball of the tree will clear the easement? Do we have any options to make this easement narrower?



F PROPOSED UTILITIES MUST BE COMPLETED AND APPROVED BY DISTRICTS CONSTRUCTION OR TO ALL CONSTRUCTION.



Bret West, Architect
 Designer/Project Manager
 Perlman Architects of Arizona, Inc.
 2929 N. Central Avenue, Suite 1600
 Phoenix, AZ 85012-2727
 (480) 951-5900 office x4662
 (602) 837-4662 direct
bretw@perlmanaz.com

[Website](#) - [Facebook](#) - [Instagram](#)

From: Christian Williams <Christian.Williams@goodyearaz.gov>

Sent: Wednesday, October 25, 2023 9:41 AM

To: Logan Hopp <Logan.Hopp@goodyearaz.gov>; Mario Saldamando <Mario.Saldamando@goodyearaz.gov>; Ricardo Jimenez <ricardojimenez@coreconstruction.com>; James Feltmann <James.Feltmann@aps.com>

Cc: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>; Bret West <bretw@perlmanaz.com>; Gerrald Adams <gerralda@perlmanaz.com>; jknapp@dylarchitects.com; Scott Revord <Scott.Revord@aps.com>

Subject: RE: FS-188 APS Utility Easement

My recommendation would be to shift the trees and retain them.

Christian M. Williams, AICP
 o/c 623-882-7960



From: Logan Hopp

Sent: Wednesday, October 25, 2023 9:16 AM

To: Mario Saldamando <Mario.Saldamando@goodyearaz.gov>; Ricardo Jimenez <ricardojimenez@coreconstruction.com>; James Feltmann <James.Feltmann@aps.com>

Christian Williams <Christian.Williams@goodyearaz.gov>

Cc: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>; Bret West <BretW@perlmanaz.com>; Gerrald Adams <gerralda@perlmanaz.com>; jknapp@dwlarchitects.com; Scott.Revord@aps.com

Subject: RE: FS-188 APS Utility Easement

Mario – The landscaping changes need to be discussed with planning prior to making any revisions, as I believe there are landscape and tree buffer requirements between commercial and residential zoning districts. Adding Christian to this conversation.

I would assume this will not be an issue if the trees are simply shift a couple feet to the west to avoid the easement, but ultimately needs to be approved by planning.

Thank you,

Logan Hopp, PE

Civil Plan Review Supervisor
City of Goodyear, Arizona
1900 N. Civic Square
Goodyear, AZ 85395
p 623-882-7950
w goodyearaz.gov
e logan.hopp@goodyearaz.gov



The Accela Citizen Access portal (ACA) is coming to the City of Goodyear.

The new permit software implementation is planned for Early 2024!

Visit the [Development Center](#) for Resources and Access to the Electronic Plan Review (EPR) system.

If you need technical assistance, send an email to EPRtechsupport@goodyearaz.gov

From: Mario Saldamando

Sent: Wednesday, October 25, 2023 9:09 AM

To: Ricardo Jimenez <ricardojimenez@coreconstruction.com>; James.Feltmann@aps.com

Cc: Logan Hopp <Logan.Hopp@goodyearaz.gov>; Kimberly Romero <Kimberly.Romero@goodyearaz.gov>; Bret West <BretW@perlmanaz.com>; Gerrald Adams <gerralda@perlmanaz.com>; jknapp@dwlarchitects.com; Scott.Revord@aps.com

Subject: FW: FS-188 APS Utility Easement

Looping in others from the project team. Scott confirmed that trees are not allowed in the easement.

James – are bushes allowed?

Ricardo – as discussed, can you please follow up with the design team on the revisions needed to address the conflict?

Thanks,

Mario Saldamando

Senior Project Manager
14455 West Van Buren Street, Suite D
Goodyear, AZ 85338

c 623-693-1097

w goodyearaz.gov

From: Logan Hopp <Logan.Hopp@goodyearaz.gov>

Sent: Wednesday, October 25, 2023 8:49 AM

To: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>; Scott.Revord@aps.com; Mario Saldamando <Mario.Saldamando@goodyearaz.gov>

Subject: RE: FS-188 APS Utility Easement

All – See attached and my assessment below:

1. APS easement crosses site wall (perpendicular). Easement states grantor shall not erect any structure without written consent. My recommendation is for APS to provide a letter of written consent for this prior to recordation of the easement.
2. There is landscaping within the easement, along the property boundary as required by the planning department. My recommendation is for APS to

provide a letter of written consent for this prior to recordation of the easement.

3. Mario – I will differ to your input on the clear area requirements for the transformer. Cabinets, and equipment pads.

Thank you,

Logan Hopp, PE
Civil Plan Review Supervisor
City of Goodyear, Arizona
1900 N. Civic Square
Goodyear, AZ 85395
p 623-882-7950
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e logan.hopp@goodyearaz.gov



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If you need technical assistance, send an email to EPRtechsupport@goodyearaz.gov

From: Kimberly Romero
Sent: Wednesday, October 25, 2023 6:49 AM
To: Scott.Revord@aps.com
Cc: Logan Hopp <Logan.Hopp@goodyearaz.gov>; Mario Saldamando <Mario.Saldamando@goodyearaz.gov>
Subject: RE: FS-188 APS Utility Easement

Good morning and thank you.

The APS easement has been reviewed by our legal council and she has made some edits and has a couple of questions for the Project Manager and the DSD Reviewer to address. She needs their confirmation that there are no conflicts between of the terms/restrictions in the easement the development site plans for the fires station and/or the final plat.

Once that is resolved, I will provide you with a copy of the Easement that is to be signed by the authorized person at APS and returned to the City for the City manager's signature and City Council approval.

If you have any questions at all regarding the easement document please do not hesitate to contact me.

Thank you.

Kimberly Romero SR/WA
Real Estate Coordinator
Civil Division / Legal Services Department
City of Goodyear, Arizona

From: Scott.Revord@aps.com <Scott.Revord@aps.com>
Sent: Wednesday, October 25, 2023 5:29 AM
To: Mario Saldamando <Mario.Saldamando@goodyearaz.gov>
Cc: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>
Subject: RE: FS-188 APS Utility Easement

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My telephone is 623-932-6619

From: Mario Saldamando <Mario.Saldamando@goodyearaz.gov>
Sent: Tuesday, October 24, 2023 2:43 PM
To: Revord, Scott E <Scott.Revord@aps.com>
Cc: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>
Subject: RE: FS-188 APS Utility Easement

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Hi Kimberly, I don't have his telephone, but by way of email I will introduce you to Scott.

Scott – can you please send us your contact information? Kimberly is with our real estate department and is working on the APS easement that was submitted to the city.

Thanks in advance,

Mario Saldamando
Senior Project Manager
14455 West Van Buren Street, Suite D
Goodyear, AZ 85338

c 623-693-1097
w goodyearaz.gov

From: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>
Sent: Tuesday, October 24, 2023 2:35 PM
To: Mario Saldamando <Mario.Saldamando@goodyearaz.gov>
Subject: RE: FS-188 APS Utility Easement

Mario,
Can I get a phone number for Scott.

Kimberly Romero SR/WA
Real Estate Coordinator
Civil Division / Legal Services Department
City of Goodyear, Arizona

From: Mario Saldamando <Mario.Saldamando@goodyearaz.gov>
Sent: Tuesday, October 24, 2023 2:29 PM
To: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>; Logan Hopp <Logan.Hopp@goodyearaz.gov>
Subject: RE: FS-188 APS Utility Easement

Will do Kimberly!
Scott Revord is the applicant for the APS easement.

The contact information I have:

SCOTT.REVORD

APS

Right of Way Rep

SCOTT.REVORD@APS.COM

From: Kimberly Romero <Kimberly.Romero@goodyearaz.gov>
Sent: Tuesday, October 24, 2023 9:32 AM
To: Logan Hopp <Logan.Hopp@goodyearaz.gov>; Mario Saldamando <Mario.Saldamando@goodyearaz.gov>
Subject: FS-188 APS Utility Easement
Importance: High

Good morning Logan/Mario,
Sarah has completed her first review of the APS Easement for the FS-188.
Before she can give final approval she needs to have her comments addressed regarding the possible conflicts between APS restrictions written in their easement and the Site Plans and or Development Plans.
Please make your response in the attached document and email it back to me.

Marion, I need to know who you are working with at APS and their contact information.

Thank you.

Kimberly Romero SR/WA
Real Estate Coordinator
Civil Division / Legal Services Department
City of Goodyear, Arizona

1900 N. Civic Square
Goodyear, AZ 85395

v 623-882-7228
w goodyearaz.gov

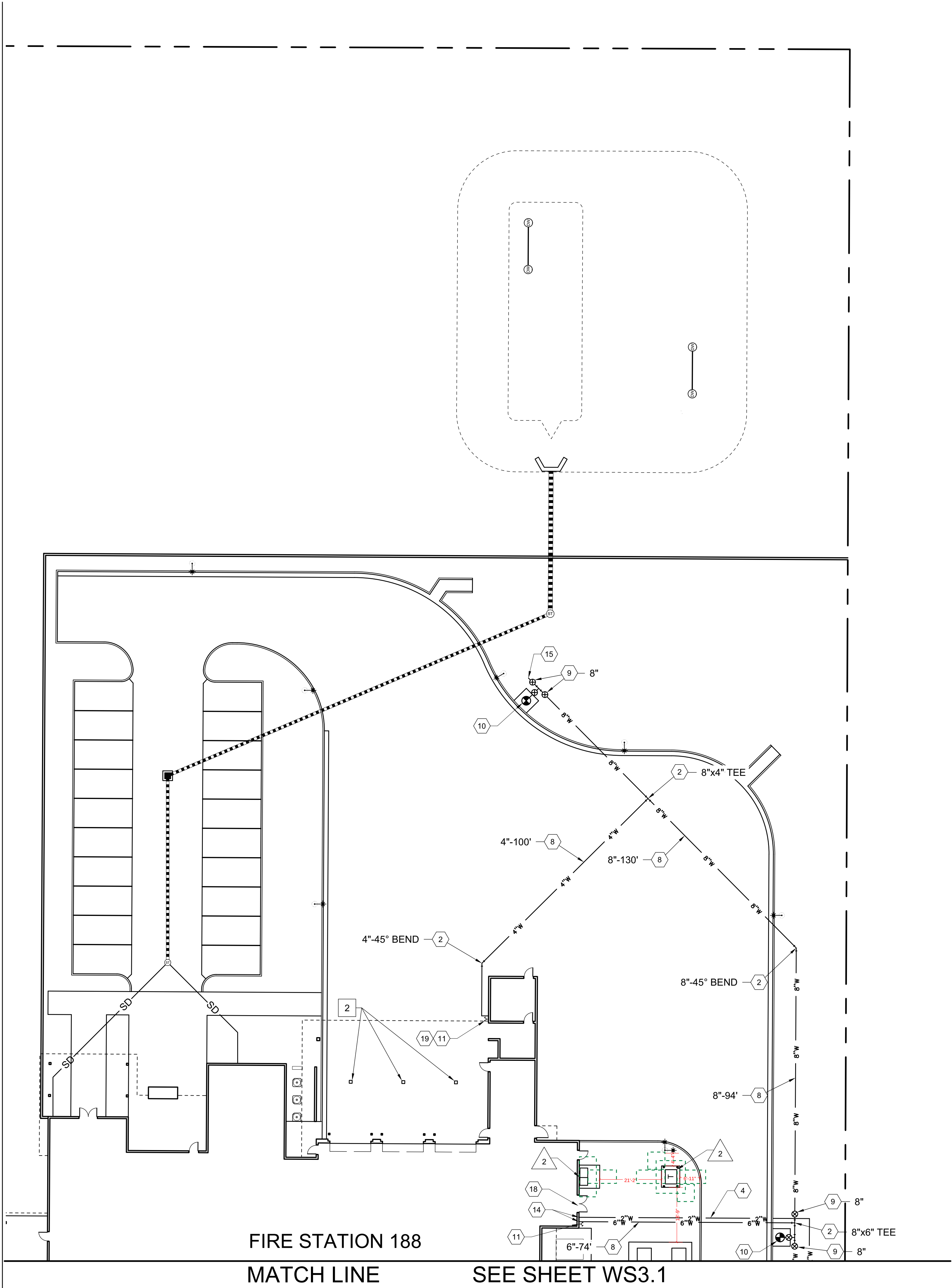
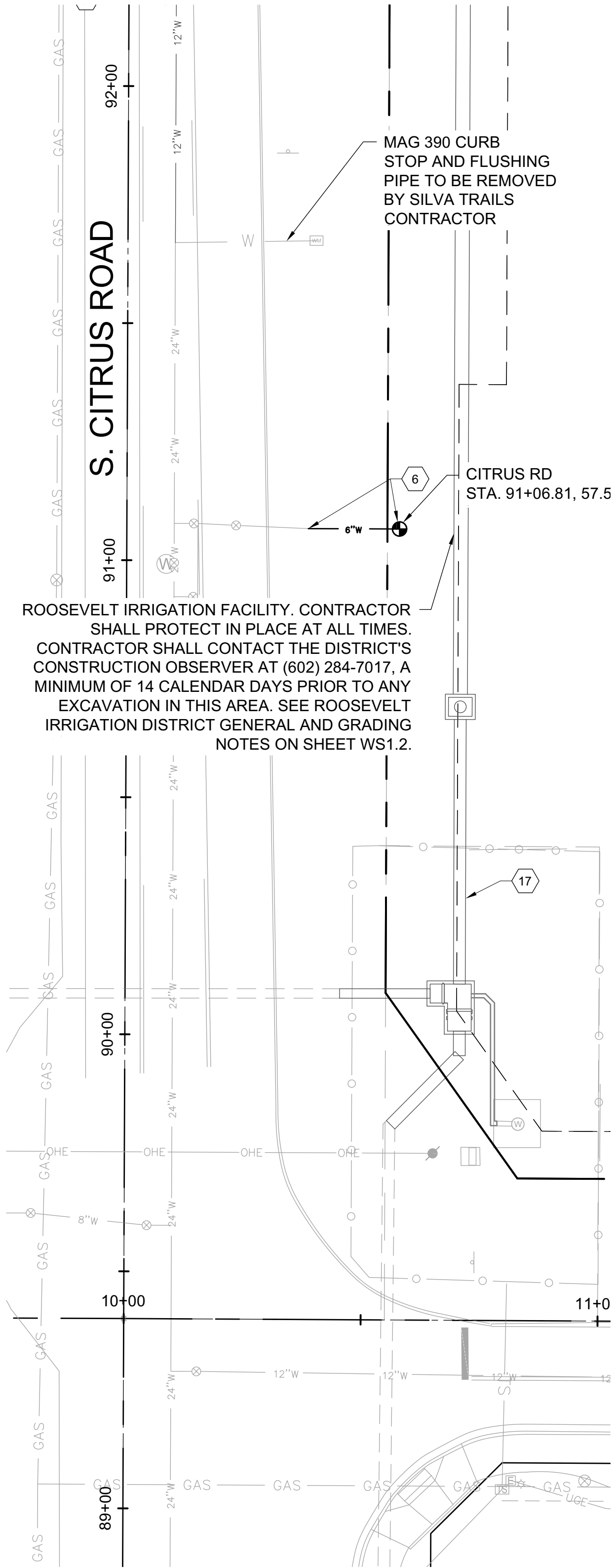
e Kimberly.romero@goodyearaz.gov



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- ### SEWER KEYNOTES

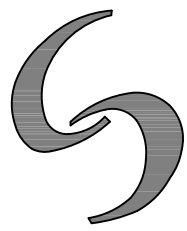
 - SEE SHEETS C4.1 AND C4.2 FOR SANITARY SEWER INFORMATION.
 - AREA DRAINS. SEE PLUMBING PLANS FOR DETAILS AND CONNECTION TO BLDG SEWER.
- ### WATER KEYNOTES

 - REMOVE PLUG, CONNECT TO EXISTING 12" D.I. WATER MAIN.
 - INSTALL DIP CL 350 FITTING W/ POLYWRAP. TYPE AND SIZE PER PLAN. JOINT RESTRAINT PER MAG STD DTL 303-2. SIZE PER PLAN.
 - INSTALL 8" TAPPING SLEEVE AND VALVE PER MAG STD DTL 340.
 - 2" COPPER TYPE K WATER SERVICE LINE TO BUILDING.
 - 8" DOUBLE-CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COG STD DTL G-3352.
 - REMOVE EXISTING FIRE HYDRANT, EXTEND 6" DIP CL 350 FIRE LINE 19 LF, AND REINSTALL FIRE HYDRANT.
 - FIRE LINE WITH FITTINGS, DIP CL 350, W/ POLYWRAP. SIZE AND LENGTH PER PLAN.
 - FIRE LINE WITH FITTINGS, C900 PVC DR-18, WITH TRACER WIRE. SIZE AND LENGTH PER PLAN.
 - GATE VALVE AND BOX, TYPE A, PER MAG STD DTL 391-1 W/ COG DEBRIS CAP PER COG STD DTL G-3321. SIZE PER PLAN.
 - FIRE HYDRANT ASSEMBLY PER COG STD DTL G-3330 WITH 6"x6" PCC PAD.
 - FDC LOCATION.
 - 1" LANDSCAPE IRRIGATION SERVICE CONNECTION WITH 1" METER IN #2 WATER METER BOX PER COG STD DTL G-3310. 1" DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY PER COG STD DTL G-3353. SEE LANDSCAPE PLANS.
 - 2" WATER SERVICE WITH 1.5" METER IN #4 WATER METER BOX PER COG STD DTL G-3310. INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COG STD DTL G-3351.
 - CONNECT TO BUILDING PLUMBING AND FIRE PROTECTION SYSTEMS WITH APPROPRIATE FITTINGS. SEE PLUMBING AND FIRE PROTECTION PLANS FOR CONTINUATION.
 - CAP AND BLOCK FOR FUTURE CONNECTION
 - INSTALLED BY SILVA TRAILS CONTRACTOR.
 - 36" IRRIGATION LINE. SEE R.I.D. PLANS.
 - FIRE RISER ROOM. SEE ARCH. PLANS FOR SIGNAGE.
 - EQUIPMENT FOR TRAINING PURPOSES.

- ### DRY UTILITY KEYNOTES

 - EMERGENCY GENERATOR LOCATION. SEE ELEC. AND ARCH. PLANS
 - ELECTRICAL TRANSFORMER AND SES LOCATION. SEE ELEC. PLANS.
 - NATURAL GAS SERVICE. SEE PLUMBING PLANS AND SW GAS DRAWINGS.
 - INSTALL (3) 3" SCH 80 PVC CONDUITS UNDERNEATH DRIVEWAYS PER COG STD DTL G-3620-11. 24" MIN. COVER.
- ### GENERAL NOTES

 - CONTRACTOR TO POTHOLE AND VERIFY ELEVATION OF EXISTING UTILITIES AT CONNECTION AND CROSSING LOCATIONS PRIOR TO EXCAVATION, NOTIFY ENGINEER IF A DISCREPANCY IS FOUND.
 - ALL WATER FITTINGS SHALL HAVE RESTRAINED JOINTS PER MAG STD DTL 303-2.
 - ALL WATER SERVICES AND WATER LINES <8" DIAMETER TO HAVE 36" MIN. COVER.

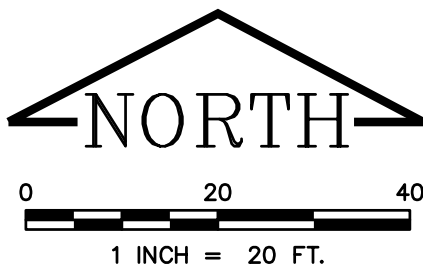


CIVIL DESIGN SOLUTIONS, LLC
15925 W. Glenrosa Ave.
Goodyear, Arizona 85395
480.205.8434
bgasque@cdsllc-az.net

Contract Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com



CDS #1182-21
Goodyear Fire Station No. 188



Perlman
Architects of Arizona
2929 N. Central Avenue, Suite 1600
Phoenix, Arizona 85012
480.951.5900 480.951.3045 f
perlmanaz.com

Seal



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Rev	Date	By	Description
2	12/15/22	WEG	CITY COMMENTS
3	1/10/23	WEG	MCESD COMMENTS
4	2/27/23	WEG	CITY AND RID COMMENTS

City of Goodyear

Fire Station No. 188

17840 W. Harrison St

Goodyear, Arizona

Construction Documents

Drawn/Checked By

BTB / WEG

Date

February 27, 2023

Project Number

CDS #1182-21

Sheet Number

UTILITY PLAN

WS3.2