

COB - BOSAIR FORM

10/30/2025 4:08 PM (MST)

Submitted by Lupe.Fimbres@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type: Agenda Item

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 11/18/2025

Project Title / Description: Resolution No. 2025-_____ providing for the vacation and abandonment of a portion of Via Santa Rosa.

Agenda Item Report

Introduction / Background: An application has been received for the vacation and abandonment of a portion of Via Santa Rosa. The right-of-way is a public road lying within Section 3, Township 18 South, Range 13 East, G&SRM, Pima County, Arizona as shown on the attached location map. File A-0075

Discussion: The subject right-of-way was dedicated by a subdivision plat and is located within Block 28 of Colonia De Los Alamos Resubdivision, Book 34 of Maps and Plats at Page 51. The portion of the right-of-way that connected the subject area to public roadway was previously abandoned under file A-04-03. The subject area has no public access and is not necessary for public use as a roadway.

Conclusion: This abandonment request has been reviewed and approved by appropriate County staff and applicable utility companies and no property will be left without public or private legal access. All statutory obligations under ARS § 28-7202, § 28-6701, § 28-7205, § 28-7208 § 28-7210, and § 28-7215 have been met. Pima County Department of Transportation has determined that the subject right-of-way is not needed for public use and shall be vacated by quit claim deed to the applicant for due consideration. The value of the right-of-way to be vacated as determined by Real Property Services is \$13,300.00. County DOT further requests waiver of the \$5000 application fee, as this abandonment supports DOT's goal of reducing unmaintained, surplus right-of-way.

Recommendation: Staff recommends that the Pima County Board of Supervisors approve Resolution No. 2025-_____.

Fiscal Impact: Pima County Department of Transportation will receive revenue and will be removed from liability and have no maintenance responsibilities for the subject roadway.

Attachment: Location Map, Waiver Request Memo

Support of Prosperity Initiative: 12. Improve Financial Capability

Provide information that explains how this activity supports the selected Prosperity Initiative DOT will receive \$13,300 that will be used to further support other DOT projects.

Board of Supervisor District: • 4

Department: Real Property Services

Name: George Andros

Telephone: 520-724-6308

Department Director Signature: _____

Date: 10/30/25

Deputy County Administrator Signature: _____

Date: 11/3/2025

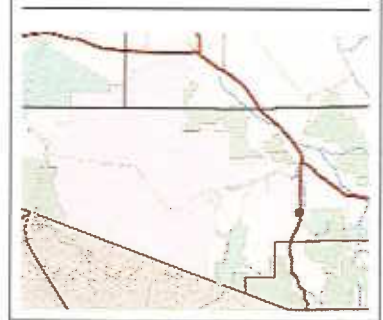
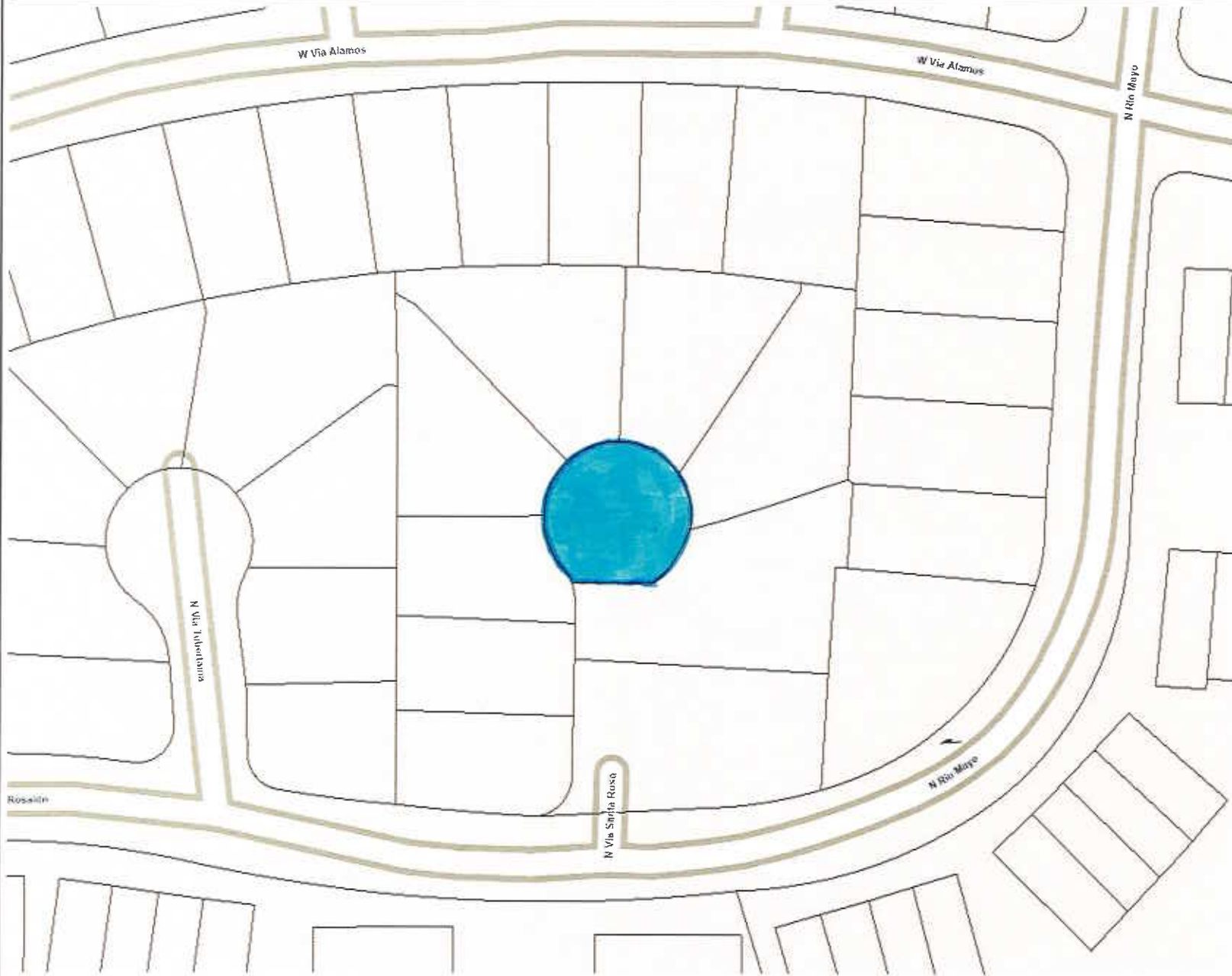
County Administrator Signature: _____

Date: 11/3/2025

Location Map - A-0075

Legend

☐ Parcels



Via Santa Rosa

200.0

0

100.00

Feet



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

10/24/2025

DATE: October 28, 2025



TO: Jeff Teplitsky
Director, Real Property Services

FROM: Kathryn Skinner, P.E.
Director, Transportation

SUBJECT: Request to Waive Via Santa Rosa Abandonment Processing Fee

The Via Santa Rosa Right-of-Way was originally dedicated to Pima County by the Colonia de los Alamos subdivision plat recorded as Book 26 of Maps and Plats, Page 9 at the Pima County Recorder's office on March 15, 1974, as Camino Pastoral. This street name was changed to Via Santa Rosa by the Resubdivision of Colonia de los Alamos, Block 28, recorded as Book 34 of Maps and Plats, Page 51 at the Pima County Recorder's Office on August 7, 1981.

Road Proceeding A-04-03 (Resolution and Order No. 2004-311) abandoned most of N. Via Santa Rosa in 2004 but left the cul-de-sac as Pima County right-of-way.

Pima County Department of Transportation requests that Real Property Services include this memo to support waiving the \$5,000 non-refundable processing fee with the abandonment application submitted by Walter and Chanel Wynne for the abandonment of a portion of Via Santa Rosa Right-of-Way. This supports the department's goal to reduce unmaintained, surplus right-of-way.

Fees may be waived at the discretion of the Board of Supervisors in cases where there is a benefit to public health, safety, and welfare (see Ordinance No. 2004-19).

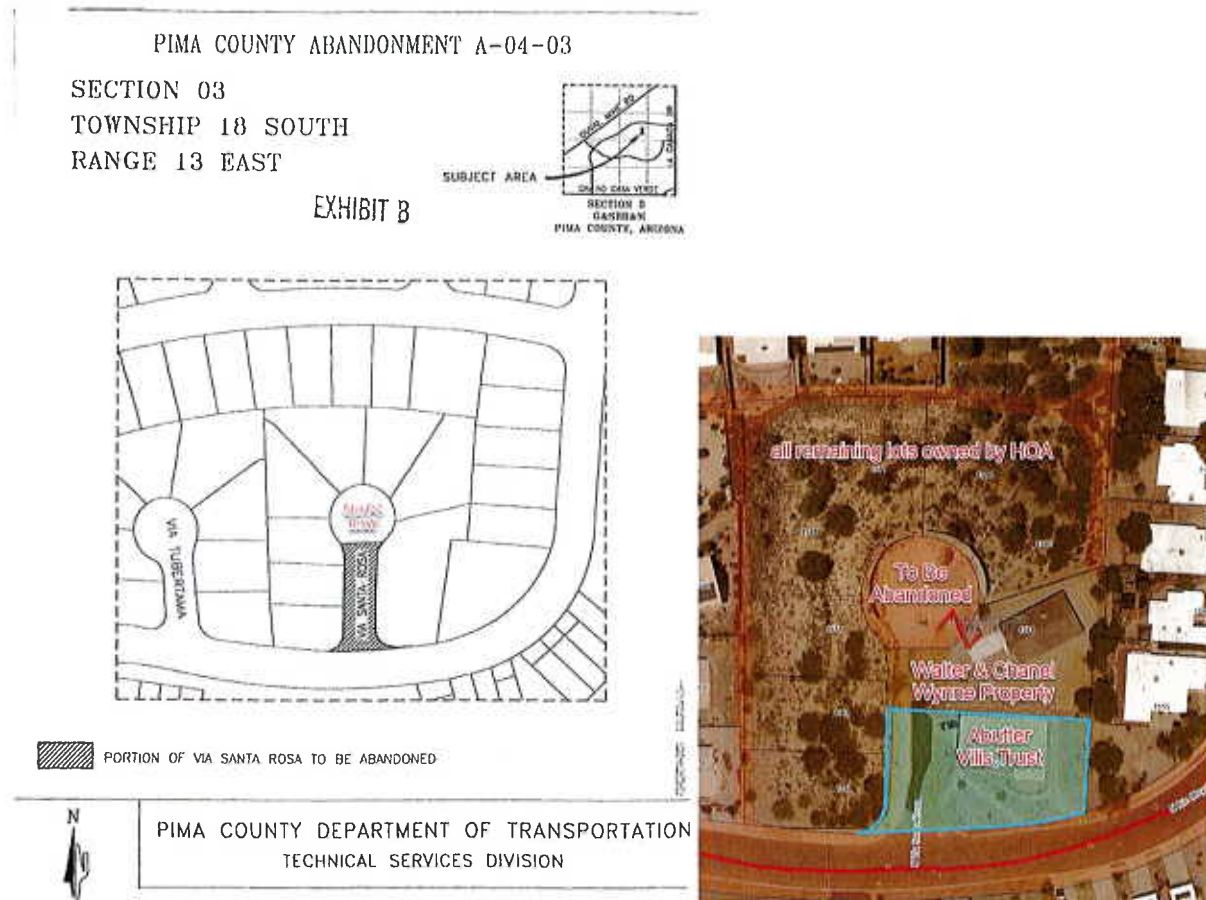
Consideration of the \$5,000 abandonment processing fee waiver for the Pima County Department of Transportation is greatly appreciated. Please let us know if you require additional information.

Jeff Teplitsky, Director, Real Property Services

SUBJECT: Request to Waive Via Santa Rosa Abandonment Processing Fee

October 28, 2025

Page 2



- c: Carmine DeBonis, Jr., Deputy County Administrator
Robin Freiman, Property Rights Manager, Department of Transportation
George Andros, Real Property Services Supervisor, Real Property Services

RESOLUTION NO. 2025 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
FOR THE VACATION OF A PORTION OF VIA SANTA ROSA, A
PUBLIC RIGHT-OF-WAY, AS PIMA COUNTY ROAD
ABANDONMENT NO. A-0075, WITHIN SECTION 3, TOWNSHIP 18
SOUTH, RANGE 13 EAST, G&SRM, PIMA COUNTY, ARIZONA**

The Board of Supervisors of Pima County, Arizona finds:

1. An application has been received by Pima County for the vacation of a portion of Via Santa Rosa, a public right-of-way, located within Block 28 of Colonia De Los Alamos Resubdivision, Book 34 of Maps and Plats at Page 51, Pima County Recorder's Office; said right-of-way being more particularly described in attached **Exhibit "A"** and depicted in attached **Exhibit "A-1"** (the "Right-of-Way").
2. The Right-of-Way was created by subdivision plat dedication, and the Pima County Department of Transportation has determined that it is not needed for public use pursuant to A.R.S. § 28-7202.
3. Notice was provided to all owners of abutting parcels in accordance with A.R.S. § 28-6701(C). All abutters have approved the action to vacate, and all but the applicant have waived their right to acquire the portions of the Right-of-Way abutting their parcels under A.R.S. § 28-7205(4).
4. No land adjoining the portion of the Right-of-Way will be left without access to a public roadway, in accordance with § 28-7215(A).
5. The Rights-of-Way may be disposed of by abandonment by vacation to Wynne Walter & Chanel CP/RS ("Grantee").

NOW, THEREFORE, BE IT RESOLVED,

The Right-of-Way described in **Exhibit "A"** and depicted in **Exhibit "A-1"** will be disposed of by vacation by Quit Claim Deed to Grantee, and upon receipt of the required consideration pursuant to A.R.S. § 28-7208. All rights-of-way and easements identified in A.R.S. § 28-7210 are hereby reserved and shall remain in effect as they existed prior to this conveyance, in accordance with the statute. Upon recordation of the Quit Claim Deed, the Right-of-Way shall be deemed to be vacated and title shall vest in the Grantee.

Passed and adopted, this _____ day of _____, 2025.

Rex Scott, Chair
Pima County Board of Supervisors

ATTEST:

APPROVED AS TO FORM

Melissa Manriquez, Clerk of the Board



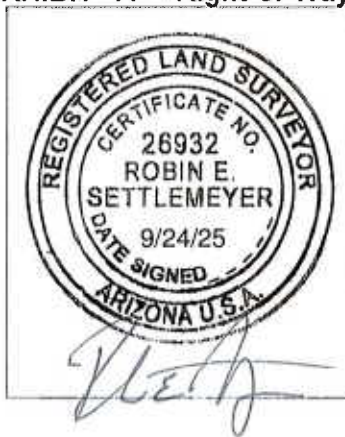
Bobby Yu, Deputy County Attorney

BOS Approval: 11/18/2025	S3/T18S/R13E	File A-0075	Agent: GA
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EXHIBIT "A" - Right-of-Way

Page: 1 of 1
Date: 9/24/25
Project: 6248-1-Wy

SETTLEMAYER LLC
LAND SURVEYING SERVICES
P.O. Box 12612, Tucson, AZ 85732
Phone (520) 512-0666
Settlemeyer@Outlook.com



Basis of Bearing:

The bearings shown on this description are based on the monumented centerline of Rio Mayo as shown on Colonia de Los Alamos, Bk.34, Maps & Plats, Page 51, records of Pima County, Arizona

Subject Parcel

All that certain real property situate and recorded in the County of Pima, State of Arizona, as the remaining portion of Via Santa Rosa in Block 28 of Colonia De Los Alamos Resubdivision, Book 34 of Maps and Plats at Page 51 thereof, following the abandonment of that portion described in Proceedings A-04-03, recorded in Sequence 20042450460, being located in Section 3, Township 18 South, Range 13 East, Gila and Salt River Meridian;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing

at a brass cap survey monument at the centerline intersection of Via Santa Rosa and Via Rosaldo as shown on said subdivision plat, Colonia De Los Alamos Resubdivision;

thence N 03° 06' 56" E, 190.19 feet

northeasterly along the centerline of said Via Santa Rosa to a point establishing the POINT OF BEGINNING of said Subject Parcel on the north line of said abandonment;

thence N 86° 53' 04" W, 26.78 feet

northwesterly along said north line, common with the north line of a parcel recorded in Sequence 20242180604, records of said Pima County, to the northwest corner of said abandonment, marked by a nail tagged RLS 28745;

thence along a curve to the left

from which said northwest corner, the radius point thereof bears S 71° 22' 18" W, 25.00 feet distant, through a delta of 26° 26' 11", an arc distance of 11.54 feet to a nail on top of a wall tagged by RLS 26932 marking a point of tangent reverse curve;

thence along a tangent curve to the right

having radius of 50.00 feet, through a delta of 242° 42' 59", an arc distance of 211.81 feet to a nail on top of a wall tagged by RLS 28745 marking a point on the boundary of said parcel recorded in Sequence 20242180604;

thence continuing along said curve to the right

common with said recorded boundary, having radius of 50.00 feet, through a delta of 33° 39' 20", an arc distance of 29.37 feet to a point of tangent reverse curve marked by a nail tagged RLS 26932;

thence along a tangent curve to the left

common with said recorded boundary, having radius of 25.00 feet, through a delta of 26° 26' 11", an arc distance of 11.54 feet to a nail tagged RLS 26932 marking the northeast corner of said abandonment on the boundary of the last said recorded parcel;

thence N 86° 53' 04" W, 26.78 feet

northwesterly along said boundary, common with the north line of said abandonment to the POINT OF BEGINNING,

containing 7,824.88 square feet of land

subject to and together with all matters of public record.

EXHIBIT "A-1" - Depiction of Right-of-Way



General Notes

1. The bearings shown on this survey are based on the magnetic declination for the year 2011, as shown on the Colorado State Almanac, 84-86, North & South, Page 5, Records of Pima County, Arizona.
2. The Subject Parcel, being a portion of Via Santa Rosa, is shown on the map of the County of Pima, Arizona, as attached to Pima County Parcel 304-57-1506.
3. This line type, — x — as shown on this survey, indicates a fence-block wall that meanders on or outside the boundary line as shown herein.
4. The recovered property corners shown on this survey are marked with brass tags stamped, "RUSSELL 145" were set by Van Noppen Surveying per Sec. 201045014, records of Pima County, Arizona.



Results of Survey

Client	Settlement, LLC - Land Surveying Services
Project	1524.66 s.f. Parcel 304-57-1506
Created	11/11/2011
Scale	1"=200'
Drawn	11/11/2011
Check	11/11/2011
Notes	11/11/2011

Certification of Survey

I hereby certify that this survey was performed under my direction and that all monuments exist as shown.