



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 7/16/2024

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

Resolution No. 2024-_____ providing for the vacation and abandonment of a portion of Parkway Drive.

***Introduction/Background:**

An application has been received for the vacation and abandonment of a portion of Parkway Drive. The roadway is a public road lying within Section 21, Township 13 South, Range 1 East G&SRM, Pima County, Arizona, as shown on attached Location Map. File #A-0081.

***Discussion:**

The subject roadway was acquired by Pima County for public roadway dedicated by subdivision plat per record in Book 7 of Maps and Plats at Page 79. North Parkway Drive is an unused right of way that has been replaced by North Maryvale Avenue, approximately 80 feet west of the requested abandonment. Through the comprehensive plan amendment and rezoning process for adjoining properties to the east, Pima County Department of Transportation advised the applicant acquire the right of way known as Parkway Drive through the abandonment process.

***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. Public notice was completed per Statute ARS '28-7204 and a majority of the abutting property owners support the abandonment. No objection was received. County has determined that the subject roadway is not needed for public use and shall be vacated upon conveyance to the applicant.

***Recommendation:**

Staff recommends that the Pima County Board of Supervisors approve Resolution No. 2024-_____.

***Fiscal Impact:**

Pima County will be removed from liability and have no maintenance responsibilities toward the subject roadway.

Attachment: Location Map

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Real Property Services

Telephone: 724-6313

Contact: Aaron Mergenthal

Telephone: 724-6307

Department Director Signature: _____

Date: _____

6/21/2024

Deputy County Administrator Signature: _____

Date: _____

6-20-2024

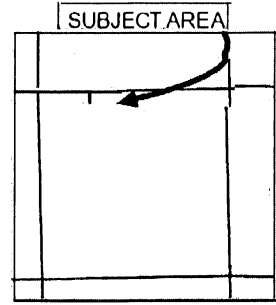
County Administrator Signature: _____

Date: _____

6/27/24

LOCATION MAP

SECTION 21
TOWNSHIP 13 SOUTH
RANGE 13 EAST



SECTION 21 G&SRM
PIMA COUNTY, ARIZONA

T13, R13, S16
T13, R13, S21

W RUTHRAUFF RD

N MARYVALE AV

103-07-004B

103-07-018B

103-07-0050

103-07-018A

103-07-0060

N PARKWAY DR

W VIOLET AV



24018

PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT

NOT TO SCALE

DRAWN BY: K DUDUS

DATE: MAY 2024

LEGEND



Abandonment Area

RESOLUTION NO. 2024 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
FOR THE VACATION OF A PORTION OF PARKWAY DRIVE, A
PUBLIC ROADWAY AS PIMA COUNTY ROAD ABANDONMENT NO.
A-0081, WITHIN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 1
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 Parkway Drive, a public roadway, dedicated by subdivision plat per record in Book 7 of Maps and Plats at Page 79; said roadway being more particularly described and depicted in attached **Exhibit "A"** (the "Roadway").
2. The County has determined that the portion of the Roadway is not needed for public use pursuant to A.R.S. § 28-7202.
3. Notice was provided under A.R.S. § 28-7204, and no offer to purchase was submitted by a party other than the applicant, Maryvale Development, LLC, an Arizona limited liability company, ("Grantee").
4. No land adjoining the portion of the Roadway will be left without access to a public highway.
5. The purchase price of \$37,302.00 is an advisable amount of consideration under A.R.S. § 28-7204(E)

NOW, THEREFORE, BE IT RESOLVED,

The Roadway described and depicted in **Exhibit "A"** will be disposed of by vacation by Quit Claim Deed to Grantee, in accordance with A.R.S. § 28-7202 and A.R.S. § 28-7204, reserving any and all rights-of-way or easements for drainage and utilities, which shall continue as they existed prior to and after this conveyance.

Upon recordation of the Quit Claim Deed, the Roadway shall be deemed to be vacated and title shall vest in the Grantee.

Passed and adopted, this _____ day of _____, 2024.

Chair, Pima County Board of Supervisors

ATTEST:

APPROVED AS TO FORM

Clerk of the Board

 06/21/2024

Deputy County Attorney

BOS Approval: 07/02/2024	S21/T13S/R1E	File A-0081	Agent: AM
--------------------------	--------------	-------------	-----------

EXHIBIT "A"

April 5, 2024

Job No. 2024-035

PORTION OF PARK WAY DRIVE

All that portion of Park Way Drive according to the Final Plat of Tucsonita as recorded in Book 7 of Maps and Plats at Page 79 on file at the Recorder's Office of Pima County, Arizona, and also being within the Northwest Quarter of Section 21, Township 13 South, Range 13 East, Gila and Salt River Meridian;

The basis of bearings is South 84°03'25" West a distance of 1157.88 feet measured from the found brass cap survey monument marked 'RLS 19817" at the north one-quarter of Section 21 to the found ½" iron pin marking the corner of an angle point on the south line of Sequence No. 20190770294 to which a point on the east right-of-way line of Parkway Dr. bears South 68°31'14" West a distance of 17.12 feet;

Beginning at the southeast corner of Lot 7, Block 2 of Tucsonita, said corner also being on the west right-of-way of Park Way Drive as shown on said plat of Tucsonita;

Thence North 01°00'46" West upon the west right-of-way line of Park Way Drive a distance of 304.51 feet to a point on the south right-of-way line of Ruthrauff Road according to the Final Order of Condemnation described in Sequence No. 20191440305, Records of Pima County;

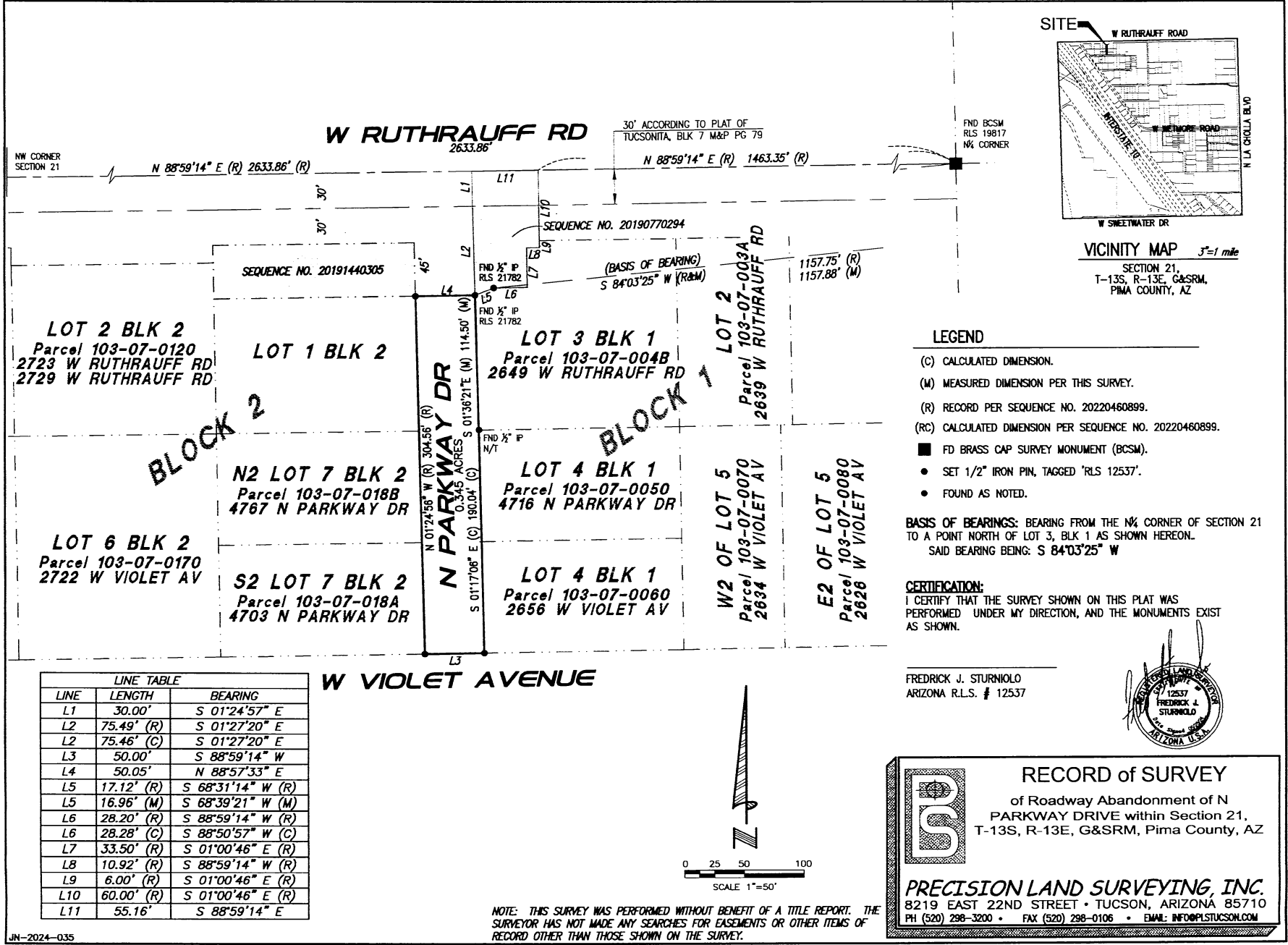
Thence North 88°59'14" East a distance of 50.00 feet to a point on the east right-of-way line of Park Way Drive as shown on said plat of Tucsonita, said point also being the "Point of Ending" described in Sequence No. 20190770294, Records of Pima County;

Thence South 01°00'46" East upon the east right-of-way line of Park Way Drive a distance of 304.51 feet to the southwest corner of Lot 4, Block 1 of said plat of Tucsonita, said point also being on the north right-of-way line of Violet Ave. as shown on said plat of Tucsonita ;

Thence South 89°59'14" West upon the north right-of-way line of Violet Ave. a distance of 50.00 feet to the Point of Beginning.

Said portion of Park Way Drive contains 0.345 acres, more or less.





NW CORNER SECTION 21

N 88°59'14" E (R) 2633.86' (R)

W RUTHRAUFF RD
2633.86'

30' ACCORDING TO PLAT OF TUCSONITA, BLK 7 M&P PG 79

N 88°59'14" E (R) 1463.35' (R)

FND BCSM RLS 19817 N¼ CORNER

SEQUENCE NO. 20191440305

SEQUENCE NO. 20190770294

FND 1/2" IP RLS 21782
FND 1/2" IP RLS 21782

(BASIS OF BEARING)
S 84°03'25" W (R&M)

1157.75' (R)
1157.88' (M)

LOT 2 BLK 2
Parcel 103-07-0120
2723 W RUTHRAUFF RD
2729 W RUTHRAUFF RD

LOT 1 BLK 2

LOT 3 BLK 1
Parcel 103-07-004B
2649 W RUTHRAUFF RD

LOT 2
Parcel 103-07-003A
2639 W RUTHRAUFF RD

BLOCK 2

N2 LOT 7 BLK 2
Parcel 103-07-018B
4767 N PARKWAY DR

LOT 4 BLK 1
Parcel 103-07-0050
4716 N PARKWAY DR

W2 OF LOT 5
Parcel 103-07-0070
2634 W VIOLET AV

LOT 6 BLK 2
Parcel 103-07-0170
2722 W VIOLET AV

S2 LOT 7 BLK 2
Parcel 103-07-018A
4703 N PARKWAY DR

LOT 4 BLK 1
Parcel 103-07-0060
2656 W VIOLET AV

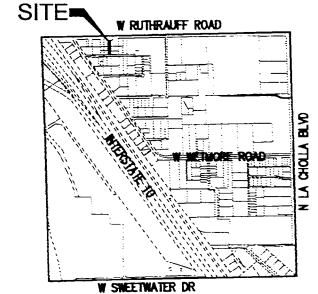
E2 OF LOT 5
Parcel 103-07-0080
2626 W VIOLET AV

N PARKWAY DR
N 01°24'58" W (R) 304.56' (R)
0.345 ACRES
S 01°36'21" E (M) 114.50' (M)
S 01°17'06" E (C) 190.04' (C)

W VIOLET AVENUE

LINE	LENGTH	BEARING
L1	30.00'	S 01°24'57" E
L2	75.49' (R)	S 01°27'20" E
L2	75.46' (C)	S 01°27'20" E
L3	50.00'	S 88°59'14" W
L4	50.05'	N 88°57'33" E
L5	17.12' (R)	S 68°31'14" W (R)
L5	16.96' (M)	S 68°39'21" W (M)
L6	28.20' (R)	S 88°59'14" W (R)
L6	28.28' (C)	S 88°50'57" W (C)
L7	33.50' (R)	S 01°00'46" E (R)
L8	10.92' (R)	S 88°59'14" W (R)
L9	6.00' (R)	S 01°00'46" E (R)
L10	60.00' (R)	S 01°00'46" E (R)
L11	55.16'	S 88°59'14" E

NOTE: THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. THE SURVEYOR HAS NOT MADE ANY SEARCHES FOR EASEMENTS OR OTHER ITEMS OF RECORD OTHER THAN THOSE SHOWN ON THE SURVEY.



VICINITY MAP 1/2" = 1 mile
SECTION 21,
T-13S, R-13E, G&SRM,
PIMA COUNTY, AZ

LEGEND

- (C) CALCULATED DIMENSION.
- (M) MEASURED DIMENSION PER THIS SURVEY.
- (R) RECORD PER SEQUENCE NO. 20220460899.
- (RC) CALCULATED DIMENSION PER SEQUENCE NO. 20220460899.
- FD BRASS CAP SURVEY MONUMENT (BCSM).
- SET 1/2" IRON PIN, TAGGED 'RLS 12537'.
- FOUND AS NOTED.

BASIS OF BEARINGS: BEARING FROM THE N¼ CORNER OF SECTION 21 TO A POINT NORTH OF LOT 3, BLK 1 AS SHOWN HEREON.
SAID BEARING BEING: S 84°03'25" W

CERTIFICATION:

I CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION, AND THE MONUMENTS EXIST AS SHOWN.

FREDRICK J. STURNIOLO
ARIZONA R.L.S. # 12537



RECORD of SURVEY

of Roadway Abandonment of N PARKWAY DRIVE within Section 21, T-13S, R-13E, G&SRM, Pima County, AZ

PRECISION LAND SURVEYING, INC.
8219 EAST 22ND STREET • TUCSON, ARIZONA 85710
PH (520) 298-3200 • FAX (520) 298-0106 • EMAIL: INFO@PLSTUCSON.COM