



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: November 10, 2015

**Title:** Resolution No. 2015-\_\_\_ and Quit Claim Deed providing for the vacation and abandonment of a portion of Old Ina Road

**Introduction/Background:**

The abandonment applicant, Zimnoch Properties, LLC, an Arizona limited liability company, has requested the abandonment of a portion of Old Ina Road (the "Abandonment Area"). The applicant owns Northwest Pet Clinic located at 252 & 275 W. Ina Road, consisting of tax parcels 225-51-2360 (clinic) & 102-03-117B (parking lot) and lying within Section 36, Township 12 South, Range 13 East, G&SRM, Pima County, Arizona. The Abandonment Area is located north of and adjacent to the applicant's parking lot.

**Discussion:**

The applicant plans to use the Abandonment Area to add additional parking spaces to the parking lot. The applicant's parking lot was decreased in size due to the Pima County Ina Oracle Intersection Improvement Project. The Department of Transportation requests the abandonment be processed and the application fee of \$5,000 be waived. The applicant will be responsible for purchasing the Abandonment Area.

**Conclusion:**

This abandonment request has been reviewed and approved by appropriate County staff and no properties will be left without public or private legal access.

**Recommendation:**

Staff recommends that the Pima County Board of Supervisors approve and the Chair execute Resolution No. 2015-\_\_\_ and Quit Claim Deed.

**Fiscal Impact:**

Pima County will receive \$11,275 for the Abandonment Area, which contains 1,804 sq. ft., and will have no further maintenance responsibilities.

**Board of Supervisor District:**

- 1                       2                       3                       4                       5                       All

Department: Public Works - Real Property Services Telephone: 724-6713

Department Director Signature/Date: [Signature] 10-16-15

Deputy County Administrator Signature/Date: [Signature] 10/19/15

County Administrator Signature/Date: [Signature] 10/22/15



Revised March 2, 2012  
February 7, 2012  
KAI-S11-002  
Ina and Oracle  
Set 103

**Exhibit "A"**  
**Description of a Parcel**

A part of the Southwest Quarter of Section 36, Township 12 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

**COMMENCING** at a 1/2" rebar tagged RLS 35544 on the East right of way of *Oracle Road*, said point also being at the Northwest corner of a parcel described in docket 1212 at page 500, Pima County Recorder's Office, Pima County, Arizona from which a 1/2" rebar tagged RLS 33308 bears N89°36'06"E, 256.19 feet;

**THENCE** N 89°36'06" E a distance of 255.77 feet along the North line of said parcel and along the North line of a parcel described in docket 12164 at page 2771, Pima County Recorder's Office, Pima County, Arizona to a point on the West right of way of *Optuna Avenue* as shown on CATALINA VILLAGE SUBDIVISION NO. 1, a subdivision in Pima County, Arizona recorded in Book 9 of Maps and Plats at Page 75, Pima County Recorder's Office, Pima County Arizona, from said point a 1/2" rebar tagged RLS 33308 bears N 89°36'06" E, 0.42 feet;

**THENCE** S 01°55'56" W along said West right of way line, along the prolongation of said right of way and along the East line of a parcel described in docket 7940 at page 1091, recorded at said Pima County Recorder's Office, Pima County, Arizona, a distance of 113.13 feet to 1/2" rebar tagged RLS 35544 on said East line of said parcel, said point being the **POINT OF BEGINNING**;

**THENCE** S 88°24'37" E, a distance of 120.00 feet to a 1/2" rebar tagged RLS 35544;

**THENCE** S 00°18'52" E, a distance of 13.00 feet to a 1/2" rebar tagged RLS 35544 on the South line of *Old Ina Road* (formerly *Ina Road*) as shown of said subdivision plat of CATALINA VILLAGE SUBDIVISION NO. 1;

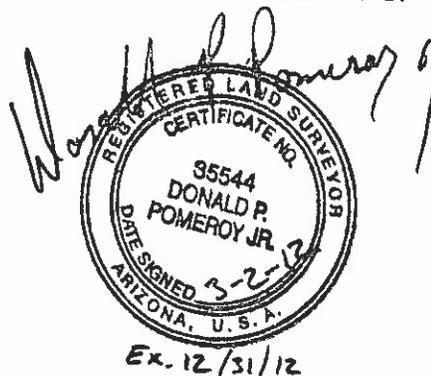
**THENCE** S 89°41'08" W along said South right of way line, a distance of 120.60 feet to said East line;

**THENCE** N 01°55'56" E along said East line, a distance of 17.00 feet to the **POINT OF BEGINNING**.

Prepared by:

DARLING ENVIRONMENTAL & SURVEYING, LTD.

Donald P. Pomeroy Jr. RLS

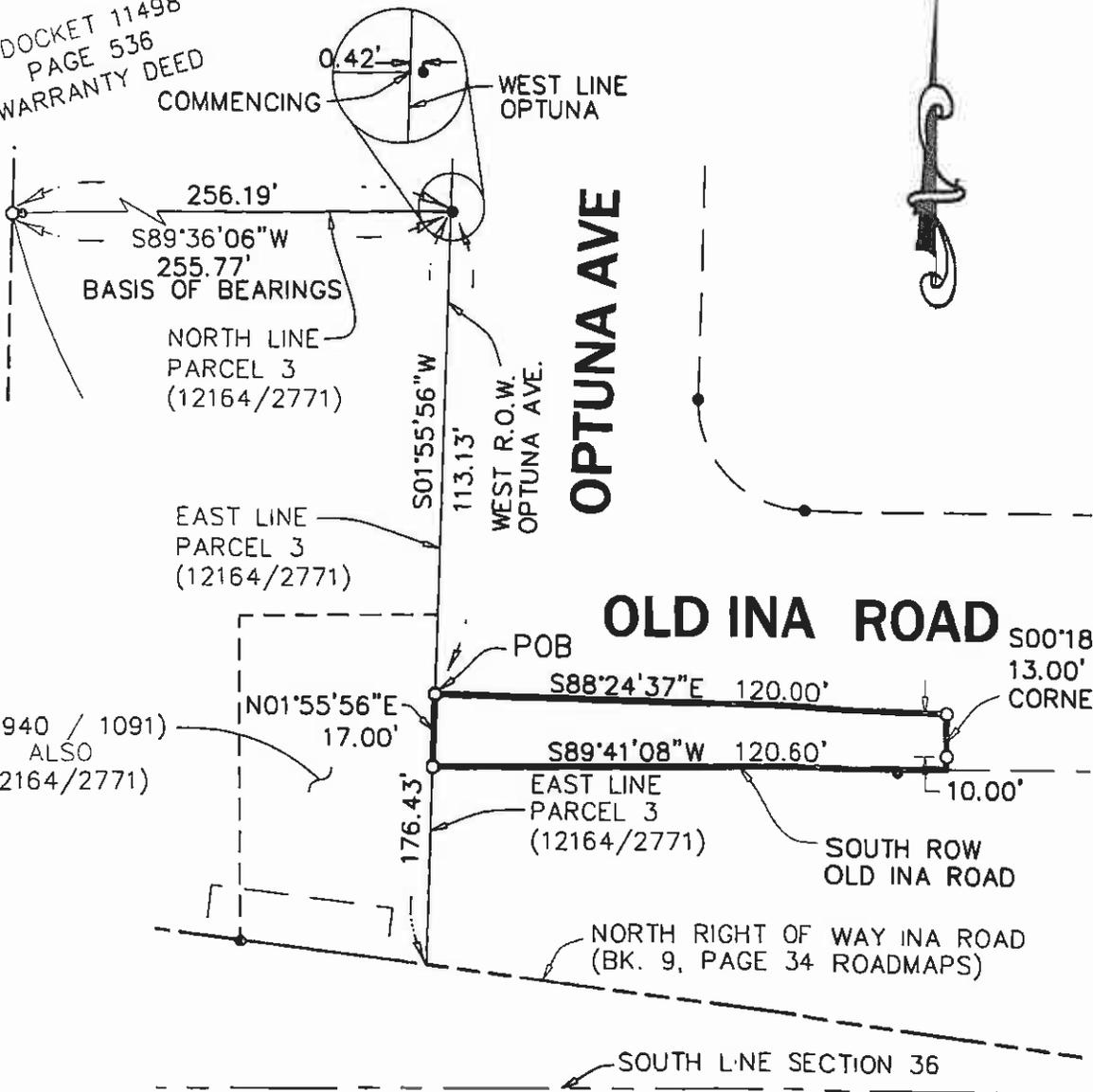


# EXHIBIT "A-1"

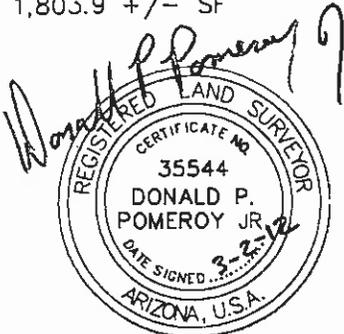
## DEPICTION OF EXHIBIT "A"

DOCKET 11498  
PAGE 536  
WARRANTY DEED

ORACLE ROAD



TOTAL AREA  
1,803.9 +/- SF



Expires 12/31/2012

INA ROAD

- EXISTING MONUMENT
- SET MONUMENT



1 inch = 40 ft.

PREPARED FOR:  
**KITTELSON & ASSOCIATES**

**DARLING**

ENVIRONMENTAL & SURVEYING, LTD.

1850 N. KOLB RD. SUITE 105 - TUCSON, AZ 85718  
PH (520) 798-2725 - FAX (520) 798-2767

A PORTION OF SW 1/4 S 36,  
T- 12 -S, R-13-E, PIMA  
COUNTY ARIZONA

Scale: 1" = 40'

DRAWING No. SET 103 2/15/12

REV. 3/2/12



RESOLUTION NO. 2015 - \_\_\_\_\_

**PIMA COUNTY RESOLUTION FOR THE VACATION OF A PORTION OF OLD  
INA ROAD, AS PIMA COUNTY ROAD ABANDONMENT NO. A-15-03, LYING  
WITHIN SECTION 36, TOWNSHIP 12 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 purchase and conveyance of a portion of public road right-of-way known as Old Ina Road located in Section 36, Township 12 South, Range 13 East, G&SRM, Pima County, Arizona, and more particularly described on the attached Exhibit "A" and depicted on the attached Exhibit "A-1".
2. The County has determined that the subject portion of public roadway has never been constructed and is not needed for public use pursuant to A.R.S. §28-7202.
3. No land adjoining said public roadway would be left without public or private legal access pursuant to A.R.S. §28-7215(A).
4. The public roadway shall be disposed of by sale and conveyance to the owner of adjacent land ("Grantee") pursuant to A.R.S. §28-7205 and A.R.S. §28-7204(E).

**NOW, THEREFORE, BE IT RESOLVED,**

The portion of public roadway described in Exhibit "A" and depicted in Exhibit "A-1" shall be disposed of by sale and conveyance to the Grantee, in accordance with A.R.S. §28-7204(E), reserving any and all rights-of-way or easement for communications which shall continue as they existed prior to the conveyance.

That the Chair of the Board of Supervisors is hereby authorized to execute the quit claim deed to the Grantee for said sale and conveyance of the roadway as described in Exhibit "A" and depicted in Exhibit "A-1" upon receipt of the required consideration in accordance with A.R.S. §28-7208.

That the quit claim deed shall be recorded upon receipt of the required consideration from the Grantee and that upon recordation of the quit claim deed, subject to the above reservations, the described roadway shall be deemed to be vacated and title shall vest in the Grantee.

BOS Approval: 11/10/15	S36/T12/R13	File A-15-03	Agent: DH
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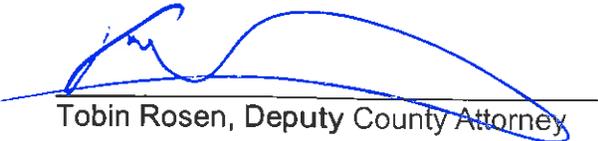
Passed and adopted, this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Sharon Bronson, Chair, Pima County Board  
of Supervisors

ATTEST:

APPROVED AS TO FORM

\_\_\_\_\_  
Robin Brigode, Clerk of the Board

  
\_\_\_\_\_  
Tobin Rosen, Deputy County Attorney

Revised March 2, 2012  
February 7, 2012  
KAI-S11-002  
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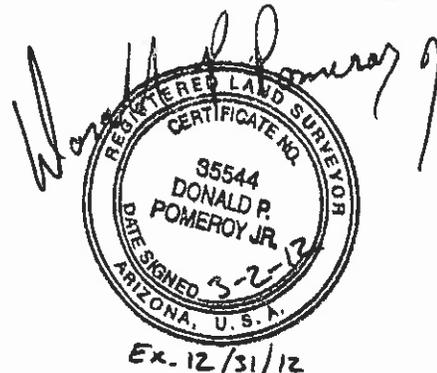
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# EXHIBIT "A-1"

## DEPICTION OF EXHIBIT "A"

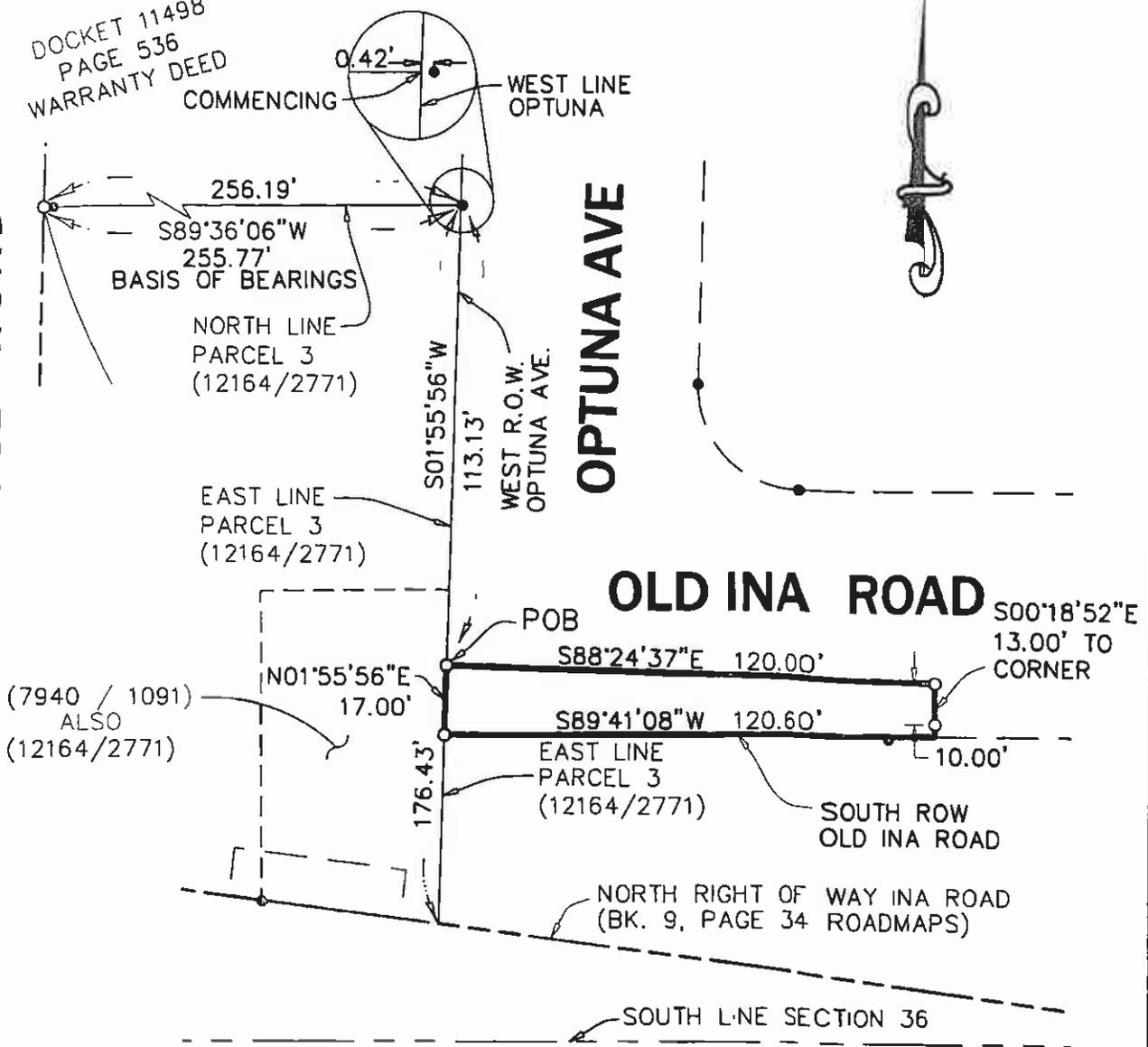
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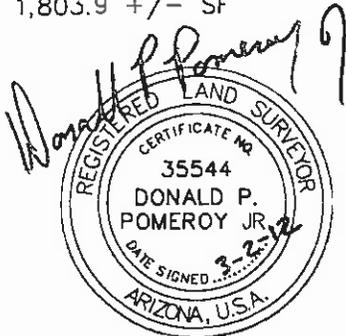
OPTUNA AVE

**OLD INA ROAD**

**INA ROAD**



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REVISION

