



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 01/14/2020

**Title:** Resolution No. 2020-\_\_\_\_\_ providing for the vacation and abandonment of all right-of-way and platted easements in Rincon Valencia Industrial Park; File A-0037

### Introduction/Background:

The Pima County Department of Transportation (DOT) has requested an abandonment of all rights of way, release of utility easements, and landscape restrictions in the Rincon Valencia Industrial Park subdivision as a result of Pima County's acquisition of the subdivision for open space purposes related to Davis Monthan Air Force Base flight operations. The property lies within Section 7, Township 15, Range 15 G&SRM, Pima County, Arizona, as shown on attached Location Map.

### Discussion:

The subject roadways were dedicated to Pima County per subdivision plat on March 16, 2006 per Map 61 at page 001. A portion of the subdivision was acquired by Pima County in 2007 and the remainder donated in 2016. The roadways have never been built and DOT is requesting that the roadways be removed from DOT's inventory as the property's use is now restricted to open space. The abandonment will also include the release of all platted easements and recorded landscape restrictions.

### Conclusion:

The subject roadways have not been built, and staff has determined that the roadways, easements and landscape restrictions are not needed. Upon Board approval, the easements and landscape restrictions will be released by recording a release of easement.

### Recommendation:

Staff recommends that the Pima County Board of Supervisors approve Resolution No. 2020-\_\_\_\_\_.

### Fiscal Impact:

Pima County will have no maintenance responsibilities for the subject roadways and easements.

ATTACHMENT: Location Map

### Board of Supervisor District:

☐ 1      ☐ 2      ☐ 3      ☒ 4      ☐ 5      ☐ All

Department: Real Property Services

Telephone: 724-6309

Contact: Bob Beecher

Telephone: 724-6624

Department Director Signature/Date: \_\_\_\_\_

12/30/2019

Deputy County Administrator Signature/Date: \_\_\_\_\_

12/30/2019

County Administrator Signature/Date: \_\_\_\_\_

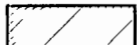
C. R. DeLuca 12/30/19

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# LOCATION MAP

## A-0037 Rincon Valencia Industrial Park

SECTION 07  
TOWNSHIP 15 SOUTH  
RANGE 15 EAST



STREETS TO BE ABANDONED



15' PUBLIC UTILITY EASEMENTS TO BE ABANDONED

A-0037



19048

PIMA COUNTY DEPARTMENT OF TRANSPORTATION  
ENGINEERING INFORMATION MANAGEMENT

DRAWING NOT TO SCALE

DRAWN BY: BSMITH

DATE: DEC 2019

**RESOLUTION NO. 2020 - \_\_\_\_\_**

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS  
FOR THE VACATION OF ALL RIGHTS OF WAY IN RINCON  
VALENCIA INDUSTRIAL PARK, A PLANNED DEVELOPMENT AS  
PIMA COUNTY ROAD ABANDONMENT NO. A-0037, AND RELEASE  
OF PLATTED EASEMENTS WITHIN SECTION 7, TOWNSHIP 15  
SOUTH, RANGE 15 EAST, G&SRM, PIMA COUNTY, ARIZONA**

**The Board of Supervisors of Pima County, Arizona finds:**

1. The subject roadways were dedicated to Pima County per subdivision plat recorded in Book 61 at page 001 of Maps and Plats on March 16, 2006. A portion of the subdivision was acquired by Pima County in 2007 and the remainder donated in 2016.
2. Pima County Department of Transportation has requested vacation and abandonment of all rights of way located in the Rincon Valencia Industrial Park; said roadways being more particularly described and depicted in attached **Exhibit "A"** (the "Roadways").
3. The Roadways were created by subdivision plat dedication, have never been constructed, and are not needed for public use pursuant to A.R.S. §§ 28-7202 and 28-7215(B).
4. The Roadways may be disposed of by vacation and release to Pima County ("Grantee") pursuant to A.R.S. § 28-7205 and A.R.S. § 28-7215(B).
5. The platted easements were dedicated in the Rincon Valencia Industrial Park subdivision plat in Book 61, at Page 001 of Maps and Plats, and landscape restrictions (enforceable by Pima County) as described in Docket 12761 at Page 1840; said easements have never been constructed; said easements and landscape restrictions being more particularly described and depicted in attached **Exhibit "B"** (the "Easements and Restrictions").
6. The Easements and Restrictions may be disposed of by the Release of Easement process by Pima County Real Property Services.

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

The public roadway described and depicted in **Exhibits "A"** will be disposed of by vacation by Quit Claim Deed to Grantee, without compensation, in accordance with A.R.S. § 28-7205 and A.R.S. § 28-7215(B).

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

The Easements and Restrictions as described and depicted in **Exhibit "B"** will be disposed of by Release of Easement in accordance with Pima County Real Property Services procedures.

BOS Approval: 1/14/20	S/T/R:07/15/15	File # A-0037	Agent: BB
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Upon recordation of the Release of Easement, the subject easements and landscape restrictions shall be deemed to be vacated and released.

Passed and adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chairman, Pima County Board of Supervisors

ATTEST:

APPROVED AS TO FORM

\_\_\_\_\_  
Clerk of the Board

  
Deputy County Attorney

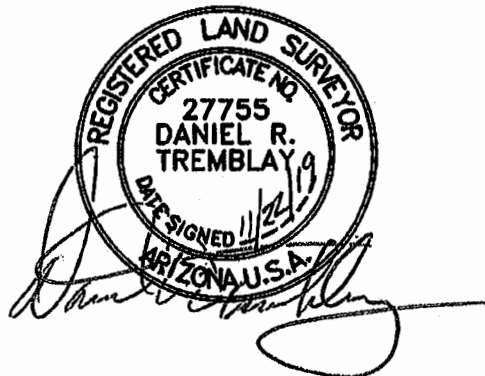
21 November 2019

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**RINCON VALENCIA INDUSTRIAL PARK**

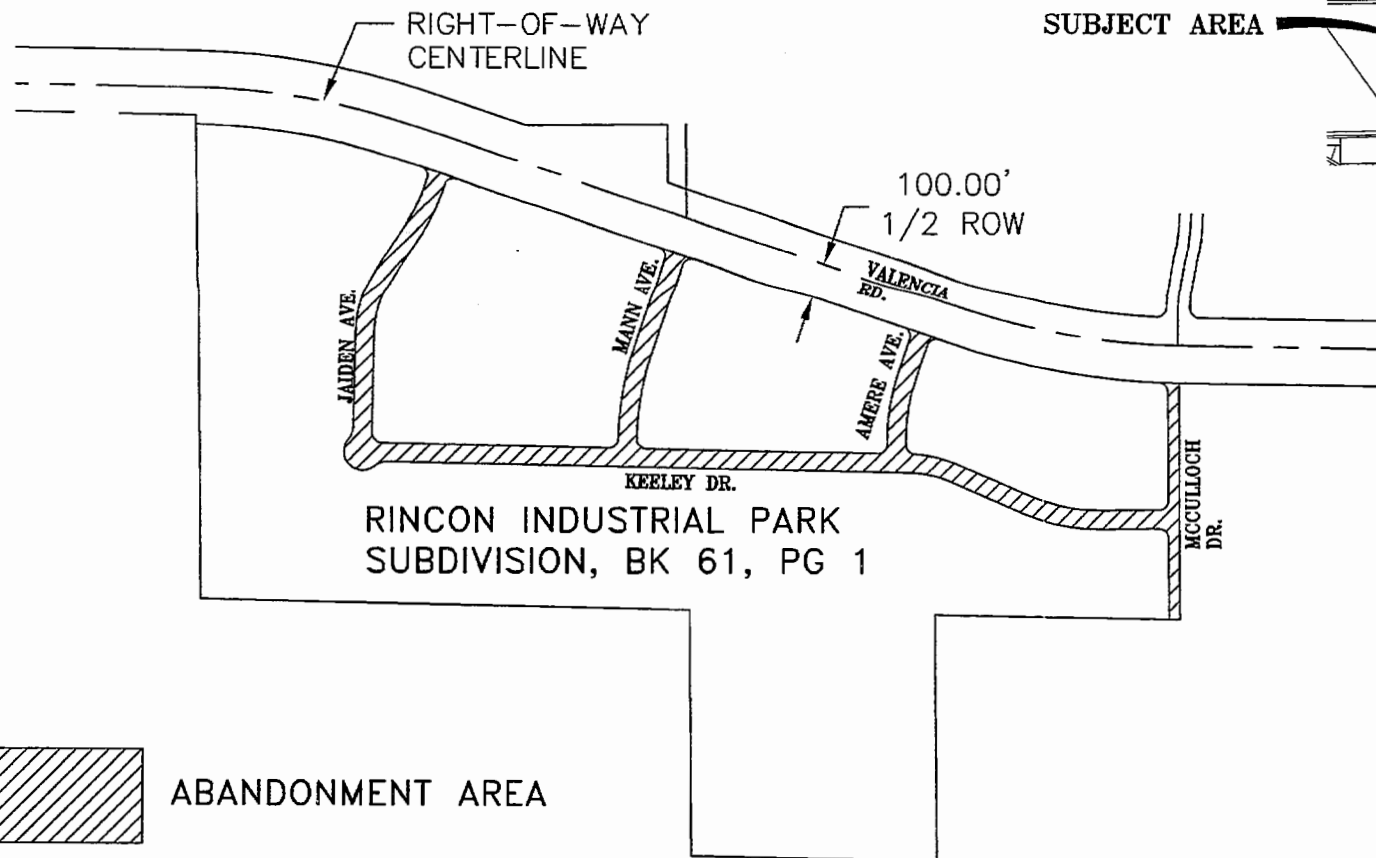
All that portion of Keeley Drive, Jaiden Avenue, Mann Avenue, Amere Avenue and McCulloch Drive lying within Rincon Valencia Industrial Park, Lots 1 through 37 and Common Area "A" (Natural Open Space), Book 61 of Maps and Plats at Page 001, all being within Section 7, Township 15 South, Range 15 East, Gila & Salt River Meridian, Pima County, Arizona, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

All of Keeley Drive.

All of, Jaiden Avenue, Mann Avenue, Amere Avenue and McCulloch Drive south of a line 100 feet south of and parallel with the centerline of Valencia Road as shown on said Rincon Valencia Industrial Park plat.



# DEPICTION OF EXHIBIT "A" RINCON VALENCIA INDUSTRIAL PARK



SUBJECT AREA



## PIMA COUNTY SURVEY

RIGHT-OF-WAY LOCATED IN RINCON VALENCIA INDUSTRIAL PARK SUBDIVISION,  
BEING IN SECTION 07, TOWNSHIP 15 SOUTH, RANGE 15 EAST,  
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 500'

Date: 21 November 2019

Drawn By: AJI

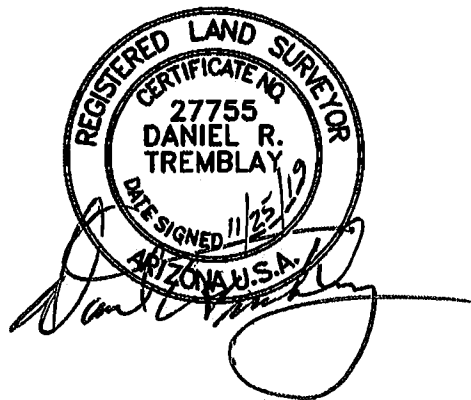
Sheet 2 of 2

25 November 2019

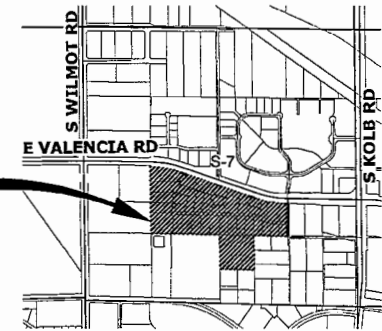
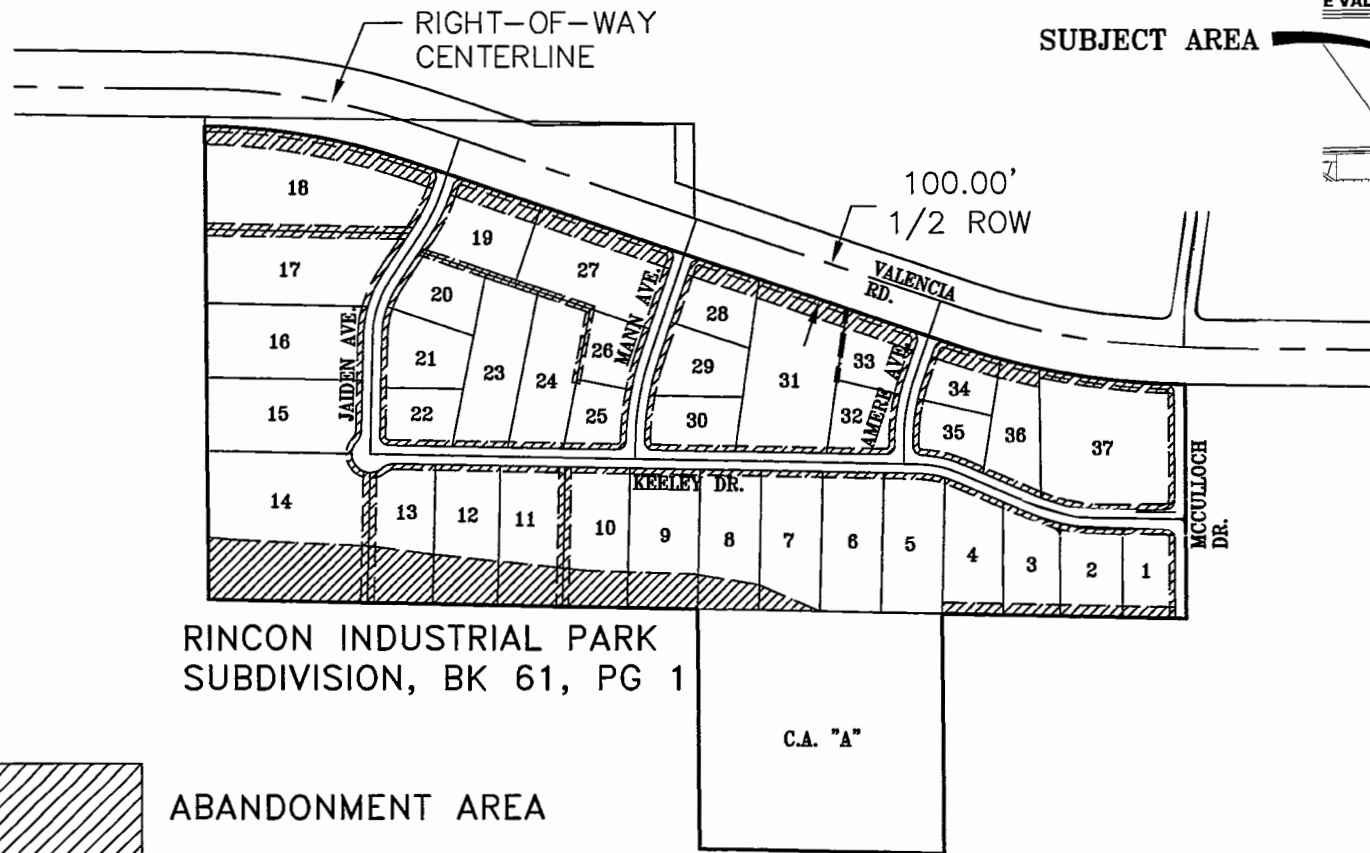
**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**RINCON VALENCIA INDUSTRIAL PARK**

All that portion of the dedicated easements and restrictions lying within Rincon Valencia Industrial Park, Lots 1 through 37 and Common Area "A" (Natural Open Space), Book 61 of Maps and Plats at Page 001, all being within Section 7, Township 15 South, Range 15 East, Gila & Salt River Meridian, Pima County, Arizona, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

All Drainage easements, Private Drainage easements, Public Utilities easements, Public Sewer easement, 1' Access Control Easement and Landscape Restrictions as described in Docket 12761 at Page 1840 as shown on said Rincon Valencia Industrial Park plat.



# DEPICTION OF EXHIBIT "B" RINCON VALENCIA INDUSTRIAL PARK



## PIMA COUNTY SURVEY

EASEMENTS LOCATED IN RINCON VALENCIA INDUSTRIAL PARK SUBDIVISION,  
BEING IN SECTION 07, TOWNSHIP 15 SOUTH, RANGE 15 EAST,  
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 500'

Date: 25 November 2019

Drawn By: AJI

Sheet 2 of 2