

COB - BOSAIR FORM

04/24/2026 8:46 AM (MST)

Submitted by George.Cardieri@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
BOSAIR Activity:	Board Meeting Request
Requested Board Meeting Date:	05/12/2026
Project Title / Description:	Resolution No. 2026-_____ providing for the vacation and abandonment of Sunfish Place and Sunbow Loop.

Agenda Item Report

Introduction / Background:	An application has been received for the vacation and abandonment of the undeveloped right-of-way known as Sunfish Place and Sunbow Loop. The roadways are unimproved public roads lying within Section 13, Township 13 South, Range 12 East, Gila & Salt River Meridian, Pima County, Arizona, as shown on the attached Location Map. RPS File: A-0073
Discussion:	The subject roadways were dedicated to Pima County by plat for Desert Senna Estates, Lots 1-22 as recorded in Book 61 of Maps & Plats at Page 13. The applicant is requesting the abandonment to allow for a replating of the property with a new subdivision.
Conclusion:	This right-of-way abandonment request, associated with the proposed resubdivision of Desert Senna Estates Lots 1–22, has been reviewed and approved by the appropriate County staff and applicable utility providers. The proposed abandonment will not result in any developed property being deprived of public or private legal access, in accordance with A.R.S. § 28-7215(A). Public notice was completed in compliance with A.R.S. § 28-6701(C), and no objections were received. Pima County has determined that the subject roadways are no longer necessary for public use pursuant to A.R.S. §§ 28-7202 and 28-7215(B), and will be abandoned by vacation upon conveyance to the applicant. No value has been assigned to the abandonment of the right-of-way.
Recommendation:	Staff recommends that the Pima County Board of Supervisors approve Resolution No. 2026-_____.
Fiscal Impact:	Pima County Department of Transportation will be removed from liability and have no future maintenance responsibilities for the subject roadway.
Support of Prosperity Initiative:	N/A
Provide information that explains how this activity supports the	N/A

selected Prosperity Initiative

Board of Supervisor District: • 3

Department: Real Property Services

Name: Diana Valdez

Telephone: 520-724-6713

Department Director Signature: CC... George Cardieri Date: 4/24/2020

Deputy County Administrator Signature: [Signature] Date: 4/24/2020

County Administrator Signature: _____ Date: 4/27/2020

RESOLUTION NO. 2026 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
FOR THE VACATION OF SUNFISH PLACE AND SUNBOW LOOP,
PLANNED DEVELOPMENT ROADWAYS, AS PIMA COUNTY ROAD
ABANDONMENT NO. A-0073, WITHIN SECTION 13, TOWNSHIP 13
SOUTH, RANGE 12 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 Sunfish Place and Sunbow Loop, a planned development and subdivision recorded Book 61 of Maps and Plats at Page 13, as recorded in Pima County Recorder's Office, Arizona; said right-of-way(s) being more particularly described and depicted in attached **Exhibit "A"**(the "Right-of-Way").
2. The Right-of-Way(s) were created by subdivision plat dedication, have never been constructed, and the Pima County Department of Transportation has determined are not needed for public use pursuant to A.R.S. § 28-7202 and A.R.S. § 28-7215(B).
3. Notice was provided to all owners of abutting parcels in accordance with A.R.S. § 28-6701(C).
4. The Roadway(s) may be disposed of by vacation and release to Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company, as Trustee under Trust No. 18109-T, formerly known as Lawyers Title Agency of Arizona, LLC, an Arizona limited liability company, as Trustee under Trust No. 18109-T ("Grantee") pursuant to A.R.S. § 28-7205 and A.R.S. § 28-7215(B)

NOW, THEREFORE, BE IT RESOLVED,

The Right-of-Way described and depicted in **Exhibit "A"** will be disposed of by vacation by Quit Claim Deed to Grantee, in accordance with A.R.S. § 28-7205 and § 28-7215(B), without compensation. Upon recordation of the Quit Claim Deed, the subject Right-of-Way(s) shall be deemed to be vacated, and title shall vest in the Grantee.


Passed and adopted, this _____ day of _____, 2026.

Jennifer Allen, Board Chair,
Pima County Board of Supervisors

ATTEST:

Melissa Manriquez, Clerk of the Board

APPROVED AS TO FORM



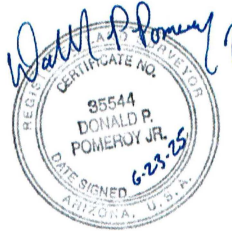
James Morrow, Deputy County Attorney

EXHIBIT "A"



LEGAL DESCRIPTION PUBLIC RIGHT OF WAY ABANDONMENT

ALL THAT PORTION OF THE PUBLIC RIGHT OF WAY OF SUNBOW LOOP AND SUNFISH PLACE AS DEDICATED AND CONVEYED TO PIMA COUNTY AND LYING WITHIN **DESERT SENNA ESTATES**, A SUBDIVISION RECORDED AT BOOK 61 OF MAPS AND PLATS AT PAGE 13, PIMA COUNTY RECORDER'S OFFICE, WITHIN THE NORTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.



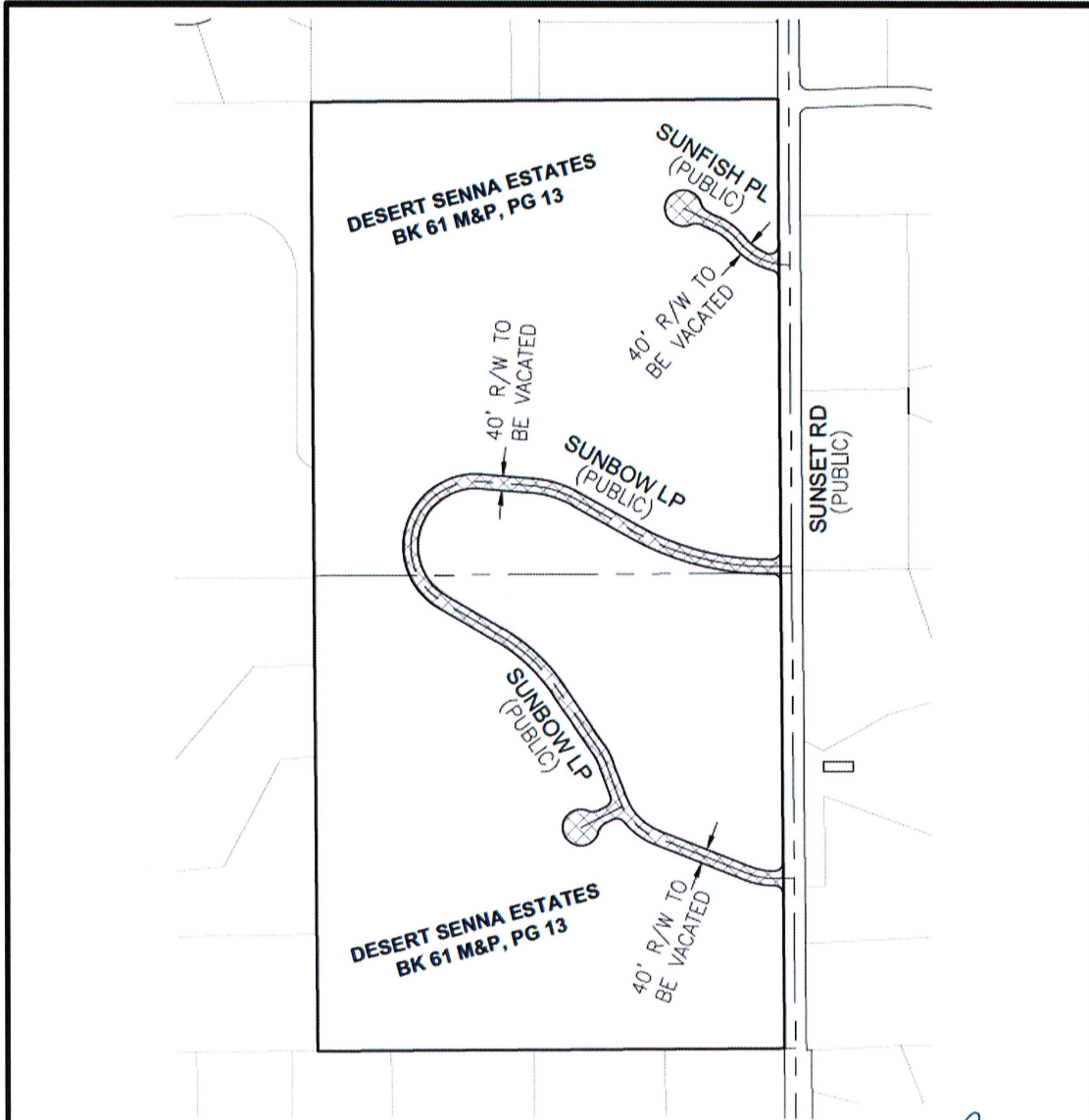
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PAGE 1 OF 2

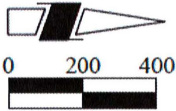
3945 E. Fort Lowell Road #111 Tucson, AZ 85712

520-795-1000 rickengineering.com

BOS Approval: 05/12/2026	S13/T13S/R12E	File A-0073	Agent: DV
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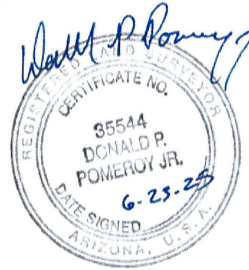


SCALE 1" = 400'



3945 E FORT LOWELL RD #111
TUCSON, AZ 85712
520-795-1000
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A PORTION OF FINAL PLAT FOR DESERT SENNA ESTATES, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN BOOK 61 M&P, PAGE 13, BEING WITHIN THE N 1/2 OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.



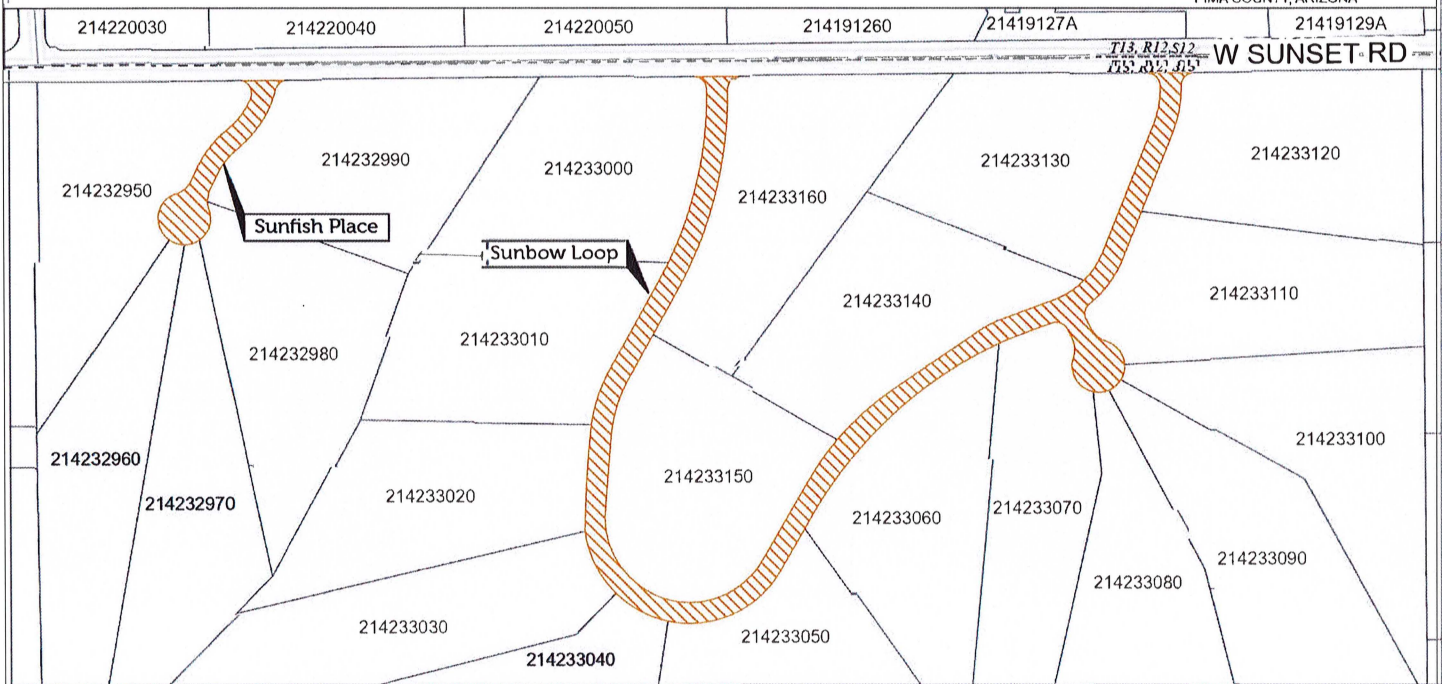
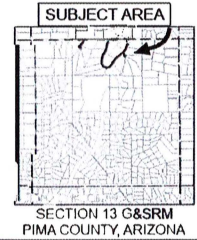
PAGE 2 OF 2
 DATE 06/23/25

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BOS Approval: 05/12/26	13/T13S/R12E	File A-0073	Agent: DV
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LOCATION MAP

SECTION 13
TOWNSHIP 13 SOUTH
RANGE 12 EAST



**PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT**

 Subject Area

NOT TO SCALE

DRAWN BY: S. OLIVARES-MEJIA

DATE: FEB 2026

QUIT CLAIM DEED

For valuable consideration, Pima County, a political subdivision of the State of Arizona, (“Grantor”), hereby quit claims to Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company, as Trustee under Trust No. 18109-T, formerly known as Lawyers Title Agency of Arizona, LLC, an Arizona limited liability company, as Trustee under Trust No. 18109-T (“Grantee”) all rights, title and interest of the Grantor in the following described property situated in Pima County, Arizona, together with all rights and privileges appurtenant thereto:

SEE ATTACHED **EXHIBIT “A”** FOR LEGAL DESCRIPTION AND DEPICTION.

Restrictive Covenant.

Restriction. By accepting the Property, the Grantee(s), for itself, himself, herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the construction, maintenance, or operation of any facilities or structures whatsoever on the Property, the Grantee(s) will not discriminate against any person on the grounds of that person’s age, race, creed, color, religion, sex, disability or national origin.

Nature of Restriction. This Covenant is irrevocable, shall apply in perpetuity and shall run with the Property.

Enforcement of Restriction. Grantor may enforce the terms of this Restrictive Covenant through any available legal or equitable remedy, including but not limited to damages, and injunctive relief requiring the Grantee to cease and desist all activity in violation of this Restrictive Covenant. The failure of Grantor to insist upon the full and complete performance of any of the terms and conditions of this Restrictive Covenant, or to take any action permitted as a result thereof, shall not be construed as a waiver or relinquishment of the right to insist upon full and complete performance of the same, or any other covenant or condition, either in the past or in the future.

Dated this 24th day of April, 2026.

Continued on Page 2

APPROVED AS TO FORM

James L. Morrow

James Morrow, Deputy County Attorney

GRANTOR: Pima County

CC...

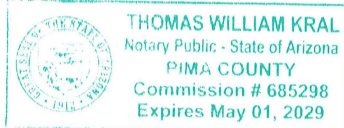
George Cardieri, Director, Real Property Services

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

This instrument was acknowledged before me this 24th day of April, 2026, by George Cardieri, Director of Pima County Real Property Services.

Thomas W. Kral

Notary Public



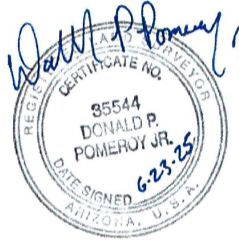
(Seal)

EXHIBIT "A"

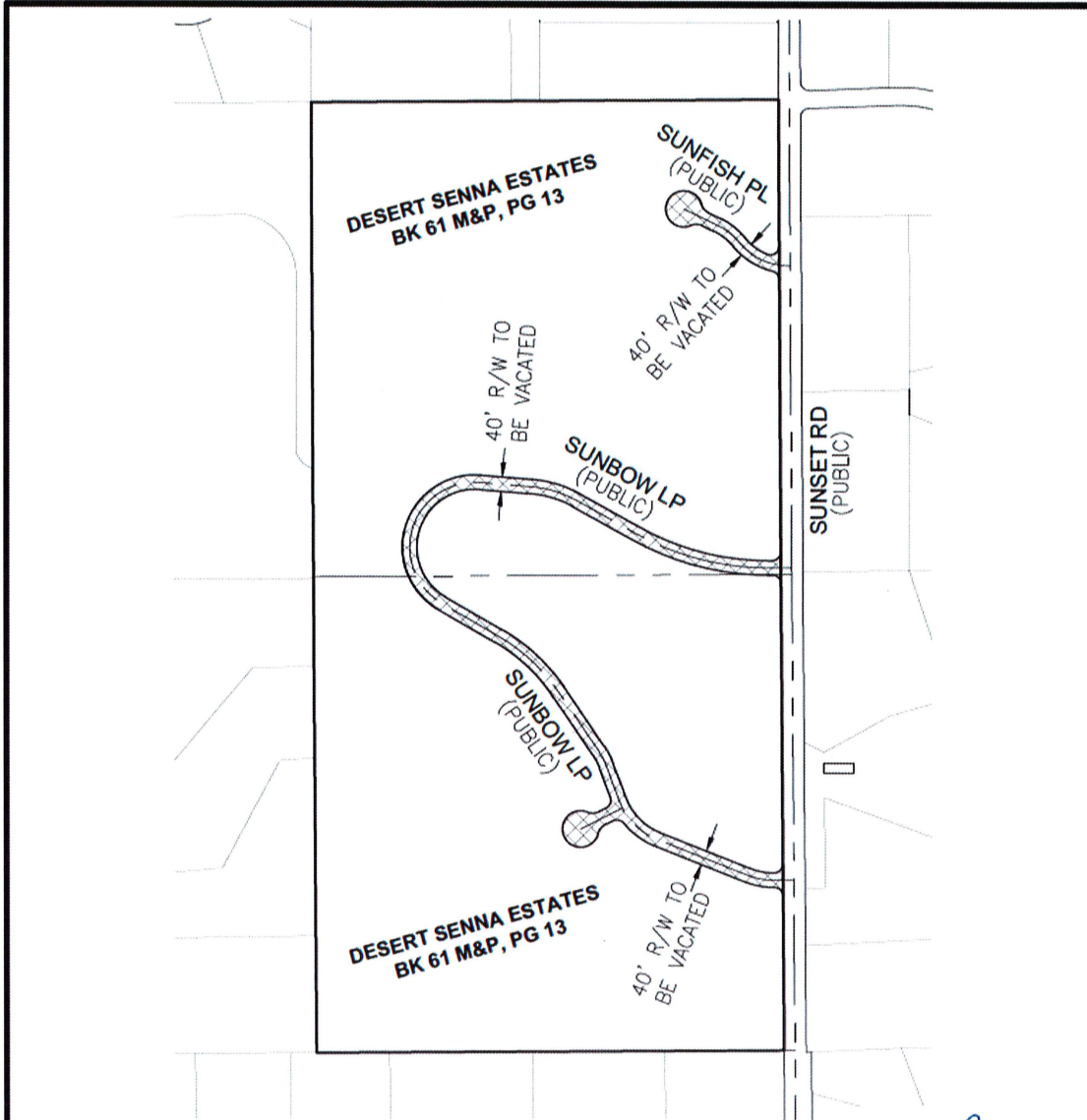


LEGAL DESCRIPTION PUBLIC RIGHT OF WAY ABANDONMENT

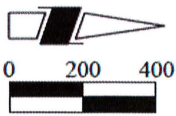
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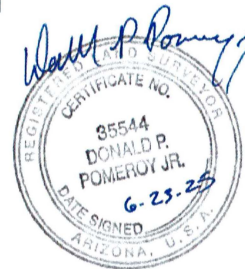
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 rickengineering.com



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