

ABANDONMENT REQUEST
FOR
NON-VEHICULAR ACCESS EASEMENT
1401 W NORRIS COURT

Overview

The Manzanita Hills Phase Six subdivision was recorded on October 12, 2006 as Map 774 A & B. The recorded plat contained all the property lines and easement determined to be necessary at the time the plat was recorded. The developer of Lot 1 requests that a portion of the 1' wide non-vehicular access easement(NVAE) be abandoned to allow vehicles to access a driveway on N Fawn Dr. A 1' wide non-vehicular access easement provides a private property restriction to automobile passage.

Abandonment Request

The developer requests the abandonment of 68' of non-vehicular access easement to allow for the construction of a driveway off of N Fawn Dr for a planned shop for motor home. The subject parcel with the NVAE is 1.07 acres in size. The subject parcel borders the future west loop corridor; however no measurable affect to traffic is perceived.

Abandonment Process

In accordance with Town of Payson Ordinance No. 606, the abandonment process requires notification of the proposed abandonment to all affected utility companies, Town of Payson Department Heads, and property owners within 300 feet of the easement to be abandoned. A letter containing the information concerning this request was mailed to 7 property owners on October 6, 2015. Affected department heads were notified on September 14, 2015.

Responses to Request

The affected department heads and the Town Manager indicated that they are in favor of the abandonment. We have not received return comments from any of the 7 property owners within 300 ft on this subject.

Recommendation

Staff recommends the approval of the Abandonment Request.

Possible motions

I move to recommend to the Town Council approval of the abandonment request of a portion of the non-vehicular access easement on Lot 1 of Manzanita Hills Phase Six subdivision.

OR

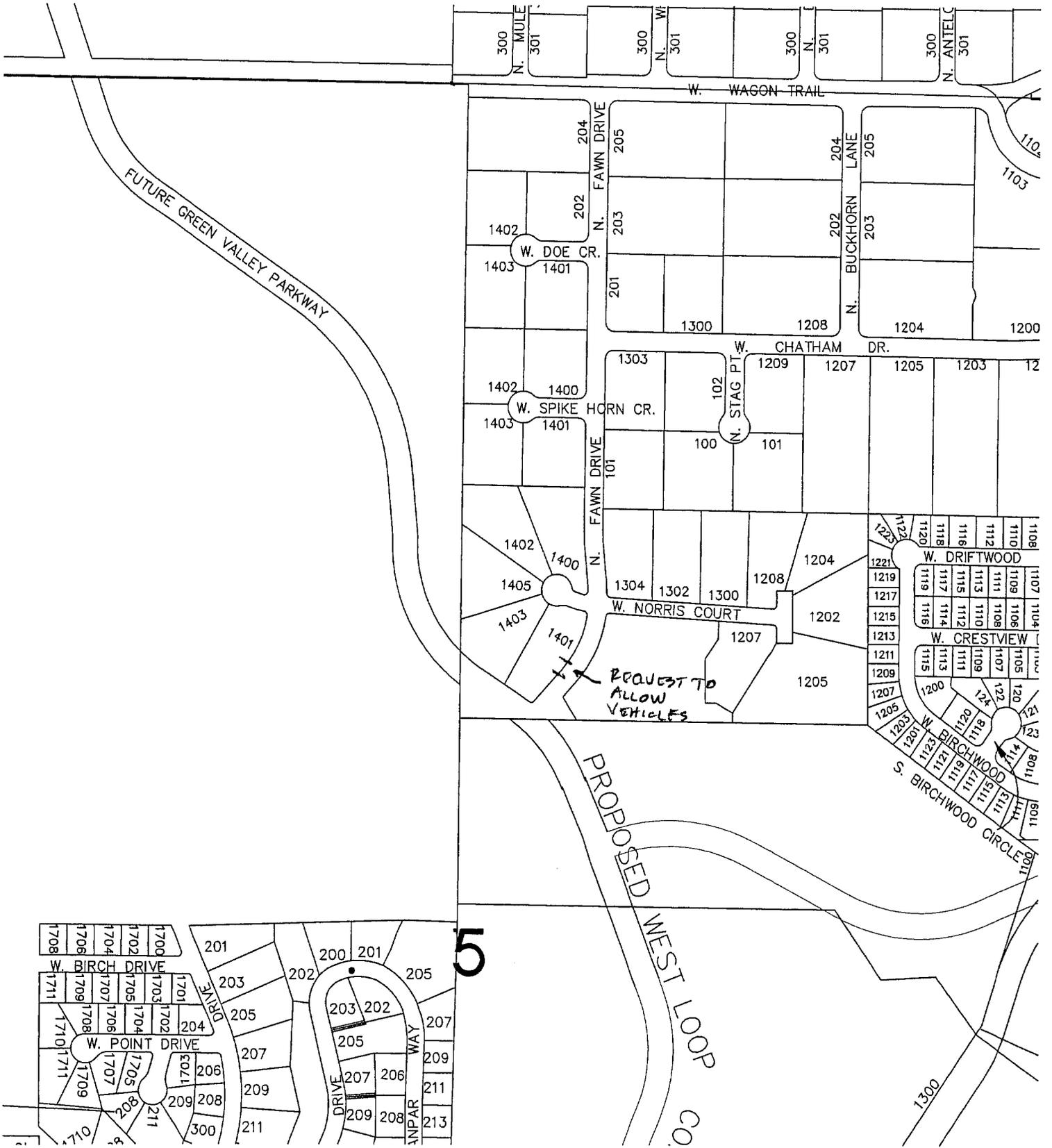
I move to recommend to the Town Council denial of the abandonment request of a portion of the non-vehicular access easement on Lot 1 of Manzanita Hills Phase Six subdivision.

Attachments

Location Map, Surveyor's Drawing, Legal Description

Report By:

Curtis Ward, Town Engineer 9/2/15



FUTURE GREEN VALLEY PARKWAY

W. WAGON TRAIL

W. DOE CR.

W. SPIKE HORN CR.

W. CHATHAM DR.

W. NORRIS COURT

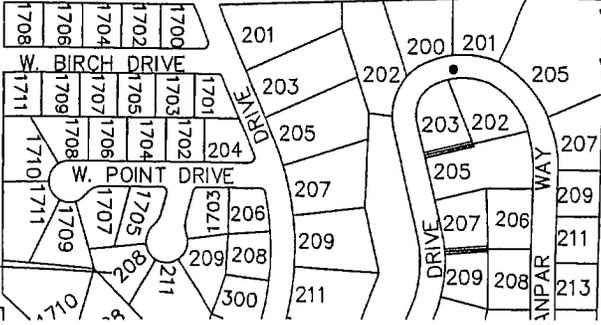
W. DRIFTWOOD

W. CRESTVIEW

PROPOSED WEST LOOP CO.

REQUEST TO ALLOW VEHICLES

5



S. BIRCHWOOD CIRCLE

1300

EXHIBIT "A"

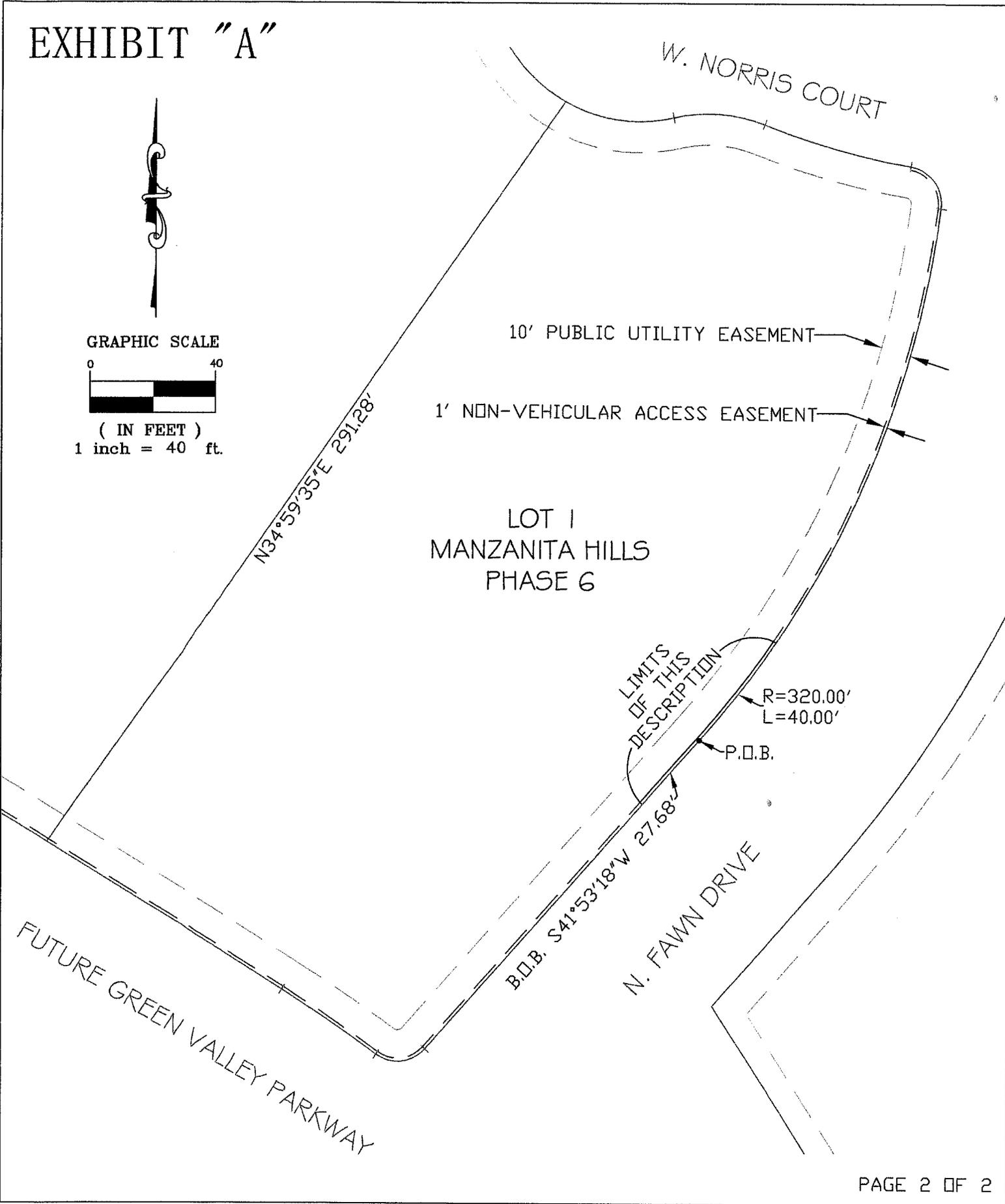


GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.



LEGAL DESCRIPTION

A portion of the existing 1' non-vehicular access easement located on the southeasterly side of Lot 1 of Manzanita Hills Phase 6 (Subdivision Maps #774A & 774B G.C.R.) located in the Northeast quarter of Section 5, Township 10 North, Range 10 East, of the Gila and Salt River Meridian, Town of Payson, Gila County, Arizona, described as follows:

BEGINNING at the P.C. (point of curve) on the southeasterly property line of said Lot 1, being a ½" iron pipe with cap marked "12314"; (see Exhibit "A")

THENCE South 41°53'18" West (basis of bearings) 27.68 feet, upon the Southeasterly line of Lot 1;

THENCE North 48°06'42" West 1.00 foot;

THENCE North 41°53'18" East 27.68 feet, to a point of curve to the left and having a radius of 319.00';

THENCE Northeasterly upon said curve to the left, a distance of 40.00 feet (chord bearing North 38°17'47" East 39.97 feet);

THENCE South 55°17'44" East 1.00 foot, to a point on a curve to the right, having a radius of 320.00 feet, and being the southeasterly property line of said Lot 1;

THENCE Southwesterly upon said curve to the right a distance of 40.12 feet (chord bearing South 38°17'47" West 40.10 feet), to the POINT OF BEGINNING.

Subject Easement contains 68 sq. ft. more or less.

GRS JOB #15048



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