

EXHIBIT D



Cochise County Community Development

Highway and Floodplain Division

Public Programs...Personal Service
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INTEROFFICE MEMO

Date: July 12, 2017
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: FPA 17-01 (National Pecan)

Background: The Applicant is proposing to abandon Richards Addition Plat in Bowie. The original Plat was recorded in 1919. The property has been used as farmland for over 60 years. Today there are Pecan trees growing on the site. **The subject parcel includes APN:** 302-23-045, 302-23-001-3 and 302-23-004A-43. It is further described as being situated in Section 9 of Township 13 South, Range 28 East of the Gila and Salt River Meridian, in Cochise County, Arizona. The Applicant is Thomas Steven, National Pecan. Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Richards Addition to Bowie was filed in 1919, Book 00, page 10.
- Streets and Alleys of varying widths within Richards Addition were dedicated to the public on the map filed in Book 2, of Maps and Plats, page 107.
- Anderson Street has a dedicated varying width between 60' and 78' and is a County Maintained Road (MI# 16). Apache Pass Road, (FKA Richards Ave) has a dedicated width of 30' as it adjoins Richards Addition and is a County Maintained Road (MI# 685). Both Roads are classified as Rural Minor Access with a minimum right-of-way of 50'. Public rights-of-way for both maintained roads will be retained per the Final Abandonment Plat.
- The Land Purchase fee of \$3,850.00 is based upon the Cochise County Assessors value of \$286.40 per acres using Land Chart 08-12 and includes a discount for marketability.

Requirements:

- Prior to the acceptance and recording of the abandonment plat, deeds must be recorded from National Pecan to German Madrid to correct previous errors in the legal descriptions.

Recommendations:

- This department has no objections to the abandonment of the Richards Addition to Bowie once requirements are met.

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MEMORANDUM

Date: July 10, 2017
To: Robert Kirschmann, Planner II
From: Dennis L. Donovan, P.E.
for Karen L. Lamberton, AICP, County Transportation Planner
Subject: Final Plat Abandonment of Richards Addition to Bowie Township (FPA 17-01)/National Pecan Company Application/Parcel #'s 302-23-045, 302-23-001-3 and 302-23-004A-043

The applicant, Thomas Stevenson, on behalf of the owner NP Arizona Real Estate 1, LLC, and as President: Farming Operations, National Pecan Company / Diamond Foods desires to abandon the old Richards Addition to Bowie Townsite, which was originally platted in 1914 and recorded in 1919. The other two property owners with small land holdings and residences within the original platted land are also in favor of the Abandonment and have written letters in support of the request.

The property is located on the south side of Bowie and immediately north of the I-10 corridor. It is bounded on the East by S. Apache Pass Road and the North by E. First Street (formerly E. Anderson St). Both of these roadways are County maintained, and both of their rights of way are excluded from the proposed Final Plat Abandonment.

The development of Bowie stops at First Street and there has been no development, only farming, on the property for which the final plat abandonment is requested. There are no apparent transportation related concerns and the Transportation Planning Department has no opposition to FPA 17-01.

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ABANDONMENT REVIEW

To: Robert Kirschmann, Planner II
From: Ruth Bigelow-Right of Way Agent
Date: July 12, 2017
Re: Richards Addition –Bowie-Road and Alley Abandonment-FPA-17-01

- SSVEC does not object to this abandonment.

If you have any questions concerning this review please contact me at 520-384-5513 or rbigelow@ssvec.com

Kirschmann, Robert

From: Greg Jones [greg.jones@swgas.com]
Sent: Wednesday, July 05, 2017 10:35 AM
To: Kirschmann, Robert; Lamberton, Karen L; Solis, Joaquin; Murphy, Teresa; Cratsenburg, Diane E; Flores, Dora V; Hanson, Britt W; Gardner, Peter B; mresor@ssvec.com; Pregler, Lola R; Assessor; spuzas@azdot.gov; bowiewater@vtc.net
Cc: Stabley, Jerry; Esparza, Paul; BOS-Supervisors
Subject: RE: Final Plat Abandonment FPA 17-01 (National Pecan)
Attachments: Transmittal FPA 17-01 (National Pecan).pdf; Complete Application.pdf

Good Morning Robert,

I have reviewed the information you have provided and with the conditions outlined in Jerry Stabley's letter describing the retention of Apache Pass Road and First St. in Bowie I recommend moving forward with this request. Southwest Gas Corporation does not object to the, Abandonment of the Richards Addition to Bowie Townsite, Bowie, AZ. as described in the attached information.

Thank you
Greg



Greg Jones

Greg Jones | Engineering Technician
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Direct: 520-805-6708 | Fax: 520-364-8561 | Mobile: 520-559-5229
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From: Kirschmann, Robert [<mailto:RKirschmann@cochise.az.gov>]
Sent: Thursday, June 29, 2017 3:08 PM
To: Lamberton, Karen L <KLamberton@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Flores, Dora V <DFlores@cochise.az.gov>; Hanson, Britt W <BHanson@cochise.az.gov>; Gardner, Peter B <PGardner@cochise.az.gov>; mresor@ssvec.com; Pregler, Lola R <LPregler@cochise.az.gov>; Assessor <Assessor@cochise.az.gov>; spuzas@azdot.gov; Greg Jones <greg.jones@swgas.com>; bowiewater@vtc.net
Cc: Stabley, Jerry <JStabley@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>
Subject: EXTERNAL: Final Plat Abandonment FPA 17-01 (National Pecan)

Good afternoon,

We have received a request to abandon the Richards Addition Plat in Bowie. Please find the transmittal and complete submittal attached.

Let me know if you have any questions.

Best regards,

Robert Kirschmann

Planner II
Cochise County Community Development
Planning, Zoning, and Building Safety Division
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Thank you for your cooperation.

