



**Cochise County**  
**Community Development**  
**Highway and Floodplain Division**

*Public Programs...Personal Service*  
www.cochise.az.gov

**MEMORANDUM**

**Date:** March 5, 2018  
**To:** Teresa Murphy, Right-of-Way Agent  
**From:** Karen L. Lamberton, AICP, County Transportation Planner  
**Subject:** Abandonment of Public Easements Within Deer Haven Ranches/ Parcel # 114-01-069 & 114-01-070

The Applicant, Harold Willbrinks, owns both subject parcels, which are located west of Kansas Settlement Rd. about two miles north of US Hwy 191 in the Pearce vicinity. The parcels are two of dozens of 40-acre tracts created by Record of Survey in the early 1980's as components of Deer Haven Ranches.

Kansas Settlement Road is the only County maintained road in this immediate area. With regard to private access, we do not object to the abandonment of the 30-foot wide easement along the west and north boundaries of these parcels, as long as the neighboring property owners are in agreement. We also have no objection to the abandonment of the two 30' easements located between the applicants two parcels.

However, we have concerns with the request for the southern parcel boundary along the alignment of E. Fawn Ranch Rd. and the western parcel boundary along the alignment of S. Chamois Ln. Leaving only a 30' easement, rather than the 60' easement created along parcel boundaries, would be adequate only for a single driveway, not for a shared roadway serving more than one parcel. The larger 40-acre parcels are being divided immediately southeast of the subject parcels and this trend is likely to continue.

In addition, both the Fawn Ranch road alignment creates a connection with large tracts of Arizona State Lands. Although not expected to develop soon, these lands are set aside specifically for future development. The Chamois Ln. road alignment provides a connection for the large privately-owned parcel to the north. Keeping the potential of a connected roadway network to those lands is important to the future transportation network as conceptualized in the County's Comprehensive Plan and the 2040 Long-Range Transportation Plan.

We do not recommend the abandonment of the E. Fawn Rd. and the S. Chamois Ln. segments.

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