



Cochise County Engineering & Natural Resources

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

JACKIE WATKINS, PE
Director

MEMORANDUM

DATE: October 22, 2020

TO: Board of Supervisors

THRU: Jackie Watkins, Director

FROM: Teresa Murphy, Right-of-Way Agent

SUBJECT: Abandonment of public right-of-way within Branding Iron Estates near Willcox

Recommendation: This department recommends adoption of the accompanying resolution to abandon any interest the County may have in certain public right-of-way, as described in Exhibit "A".

Background (Brief): The applicants, Douglas McPueth and Beate Arndt, have requested the abandonment of public right-of-way depicted as Double R Road and Circle C Road per the platted map entitled Branding Iron Estates near Willcox. The applicants have purchased multiple parcels within the Branding Iron subdivision and wish to combine the parcels with the abandoned right-of-way to create a larger parcel on which they will build a residence and additional outbuildings. The proposed abandonment is dedicated to the public in fee-interest and therefore is subject to statutory compensation. Based upon an assessed value of \$2,050.00 per acre, which includes a 50% reduction for the area that qualifies as unbuildable, the proposed abandonment area has been valued at \$4,400.00. The proposed abandonments are not County maintained roads and would not deprive any current parcel of sole legal access. Local utilities have been contacted and have no objection to the abandonment. All fees associated with this application have been paid.

Fiscal Impact & Funding Sources: Not applicable.

Next Steps/Action Items/Follow-up: If the abandonment is approved, no further Board action is required. Upon recordation of the Resolution and Quit Claim deed, staff will forward copies to applicant.

Impact of Not Approving: Established public rights-of-way will not be abandoned.

EXHIBIT "A"

PARCEL I

That portion of a certain 60 foot wide public right-of-way, known as Double R Road, as it adjoins the Southern boundary of Lots 27 and 29, and the Northern boundary of Lots 19 and 43 of Branding Iron Estates, according to Book 11 of Maps and Plats at page 25, Office of the County Recorder, Cochise County, Arizona.

PARCEL II

That portion of a certain 50 foot wide public right-of-way, known as Circle C Road, as it adjoins the Western boundary of Lots 32 and 45, and the Eastern boundary of Lots 35 and 39 of Branding Iron Estates, according to Book 11 of Maps and Plats at page 25, Office of the County Recorder, Cochise County, Arizona.