

Chavez Property
Abandonment
A.P.N. 217-32-015
Project Narrative

Prepared by:

Everett Alan Group
6300 E. Cave Creek Road
Cave Creek, AZ 85331
(480)990-0545

I. Abandonment Request

The request is for abandonment of the GLOPEs on the property located at 12514 E. Cochise Dr. (APN 217-32-015).

The areas to be abandoned are depicted below.

33' GLOPE on the West and East and South.

This abandonment request does not impact or change the current street system or traffic flow. If approved, the request will remove unused GLOPEs on the property. Utility companies have been contacted regarding the proposed abandonment (APS, Century Link, COS, Cox, SW Gas). Correspondence is included with the application documents. Future development on the site will consist of one single-family home.

Context Aerial/Areas to be Abandoned:



II. Consideration for Abandonment

It has been determined as a result of the Arizona "Gift Clause" legislation that monetary compensation to the City is required for the abandonment of dedicated right-of-way. Based on the City's established valuation factors for single family lots, the GLOPE areas are valued at \$0.20 per square foot X 47,988 S.F. The total consideration amount is \$9,598.

**LEGAL DESCRIPTION
GLO PATENT EASEMENT ABANDONMENT**

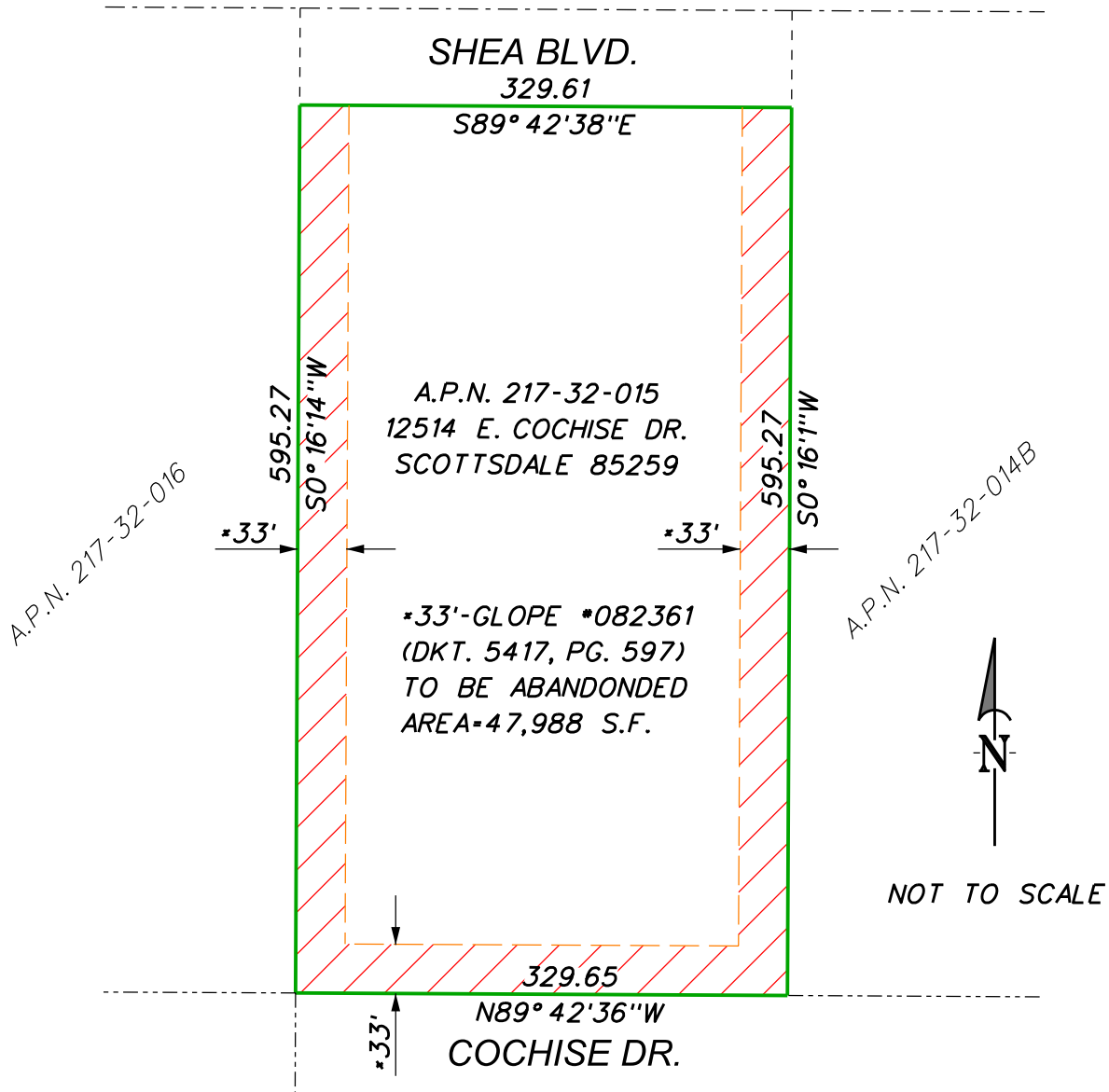
The West 33.00 feet and the South 33.00 feet and the East 33.00 feet of the West half of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 26, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The above described parcel contains 47,988 sq. ft.

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Job No. 200912

EXHIBIT "A"
GLO PARENT EASEMENT ABANDONMENT
THE W1/2, NE1/4, NW1/4, NE1/4 SEC. 26,
T. 3. N., R. 5 E., G. & S. R. B. & M.,
M. C., AZ.; EX. N. 65'.

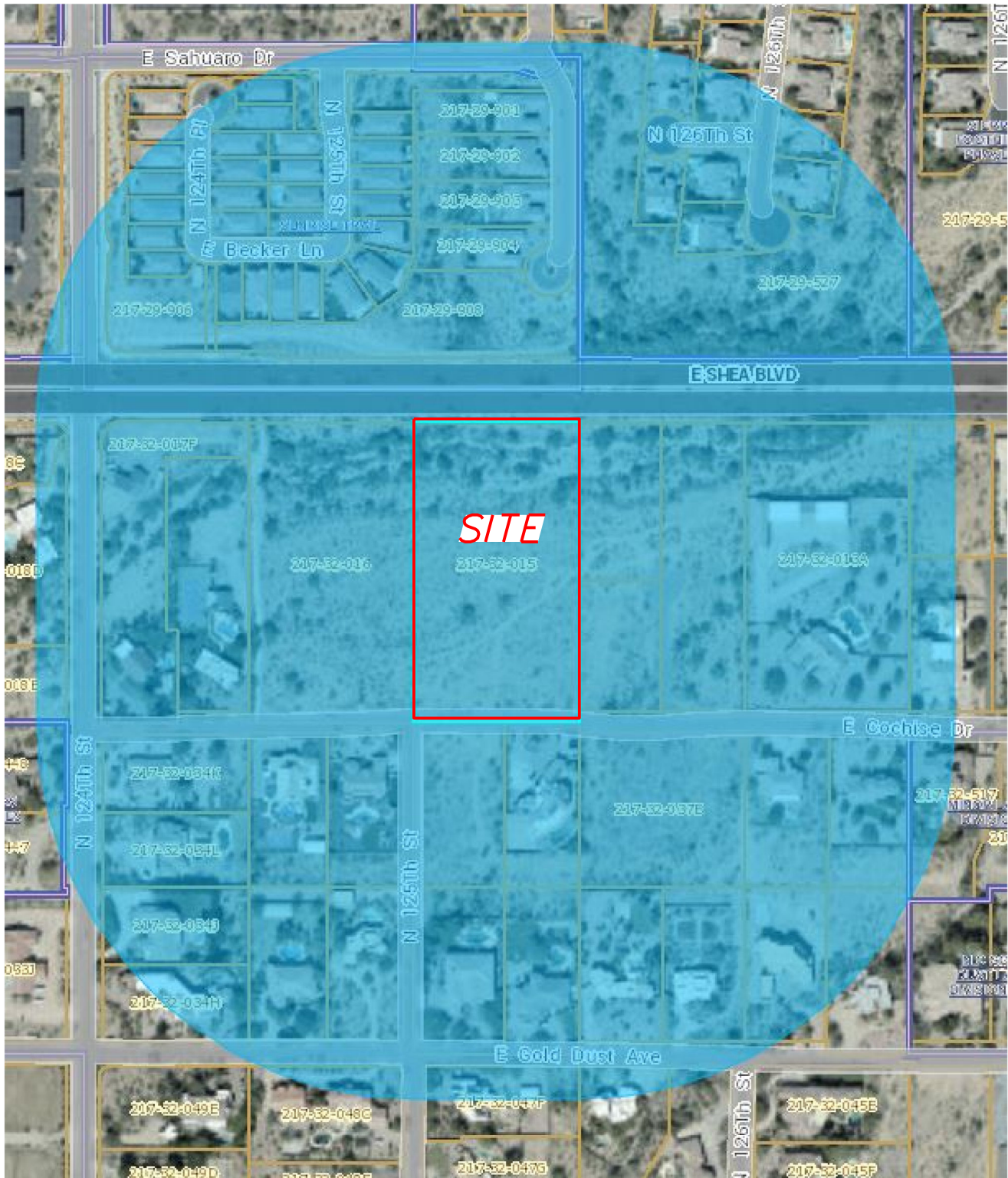


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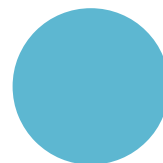
JOB NO.
200729

CITY NOTIFICATIONS - MAILING LIST SELECTION MAP
CHAVEZ ABANDONMENT



PULLED LABELS: 10/19/2020
ADDITIONAL NOTIFICATIONS:
INTERESTED PARTY LIST
ADJACENT HOA'S
P&Z E-NEWSLETTER
FACEBOOK
NEXTDOOR.COM
CITY WEBSITE-PROJECTS IN THE HEARING PROCESS

MAP LEGEND



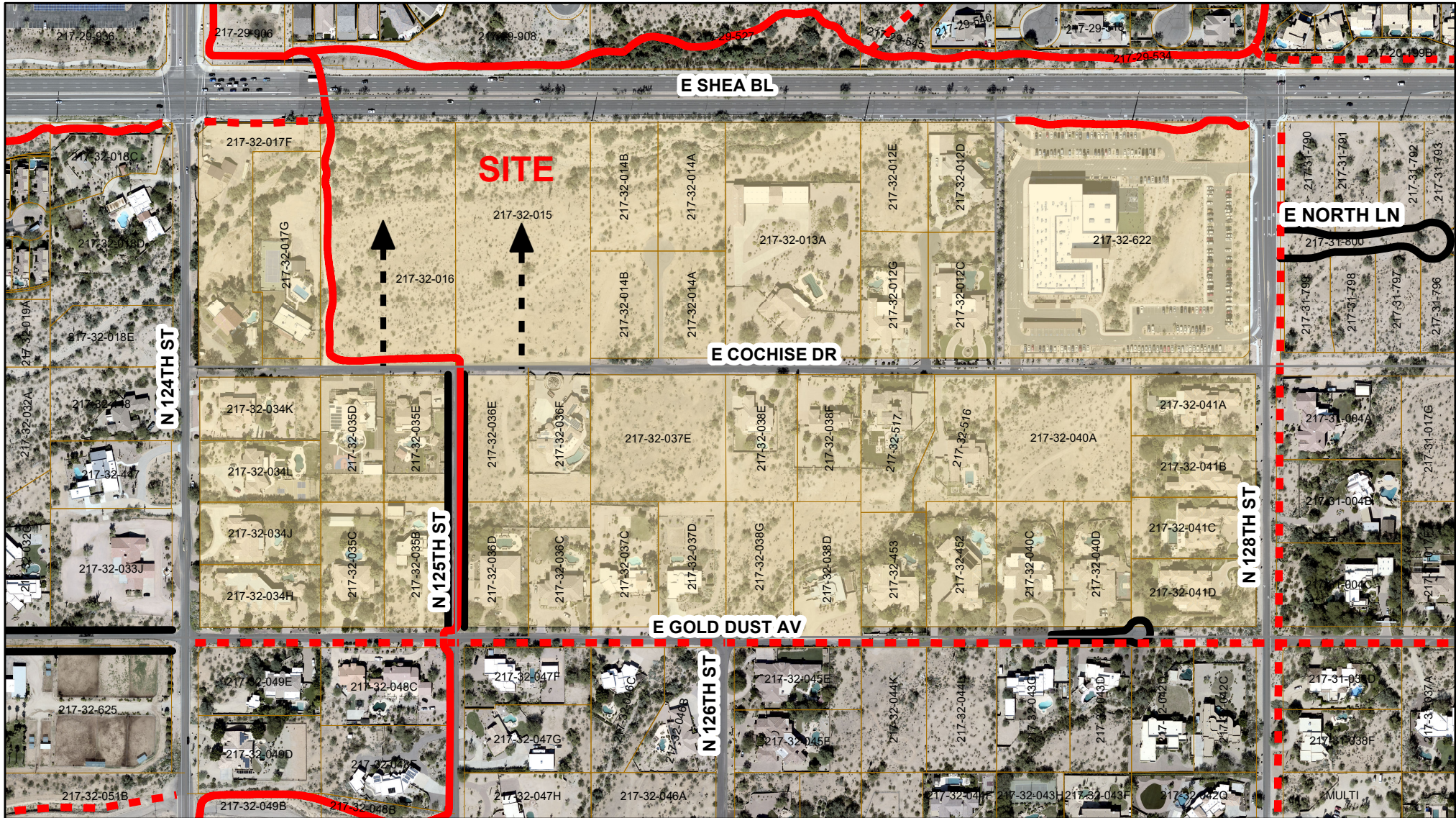
PROPERTIES WITHIN 750'











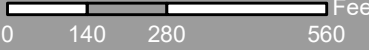
SITE BOUNDARY

79 POST CARDS WILL BE MAILED


East Shea Area 4 Local Area Infrastructure Plan



	Parcels		Existing Trail
	City Boundary		Planned Trail
	Preserve		Proposed Street
	Water/Sewer ROW		Proposed Street Alternative



0 140 280 560 Feet



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Last updated 1/13/2020