

ABANDONMENT REQUEST
TOWN OF PAYSON RIGHT OF WAY
A PORTION OF THE INGRESS, EGRESS AND
PUBLIC UTILITY EASEMENT
ON
1704 AND 1705 W. DILLON WAY
(LOTS 3 & 4, CEDAR RIDGE PHASE 3 SUBDIVISION)

Overview

The Cedar Ridge Phase 3 subdivision was recorded on December 10, 2007 creating 6 lots along W. Dillon Way west of Chennault Parkway. Lot 3 & 4 of that subdivision included a 50 foot wide Ingress, Egress and Public Utility and Drainage Easement along their common lot line. The property owners have requested that this easement be narrowed by 20 feet, 10 feet on each lot.

Abandonment Process

In accordance with Town of Payson Ordinance No. 606, the abandonment process requires notification of the proposed abandonment to all utility companies, Town of Payson Department Heads, and all property owners within 300 feet of the property to be abandoned. A letter containing information concerning this request was either mailed or hand delivered to each of the required parties. This letter stated that a response was requested by July 31, 2013 and that if no comment was received by that date, it would be assumed that the particular entity was in favor of the abandonment.

Responses to Request

To date we have received responses from most of the utility companies and Town of Payson Departments. All responses received have supported the abandonment. No comments or responses have been received from any of the notified property owners.

Recommendation

Staff recommendation is that the Planning and Zoning Commission recommend approval of this abandonment to the Payson Town Council.

Possible Motion

I move to recommend to the Town Council approval of the abandonment of a portion of the Ingress, Egress and Public Utility Easement contained on Lots 3 & 4 of the Cedar Ridge Phase Three subdivision as requested by the property owners.

Attachments

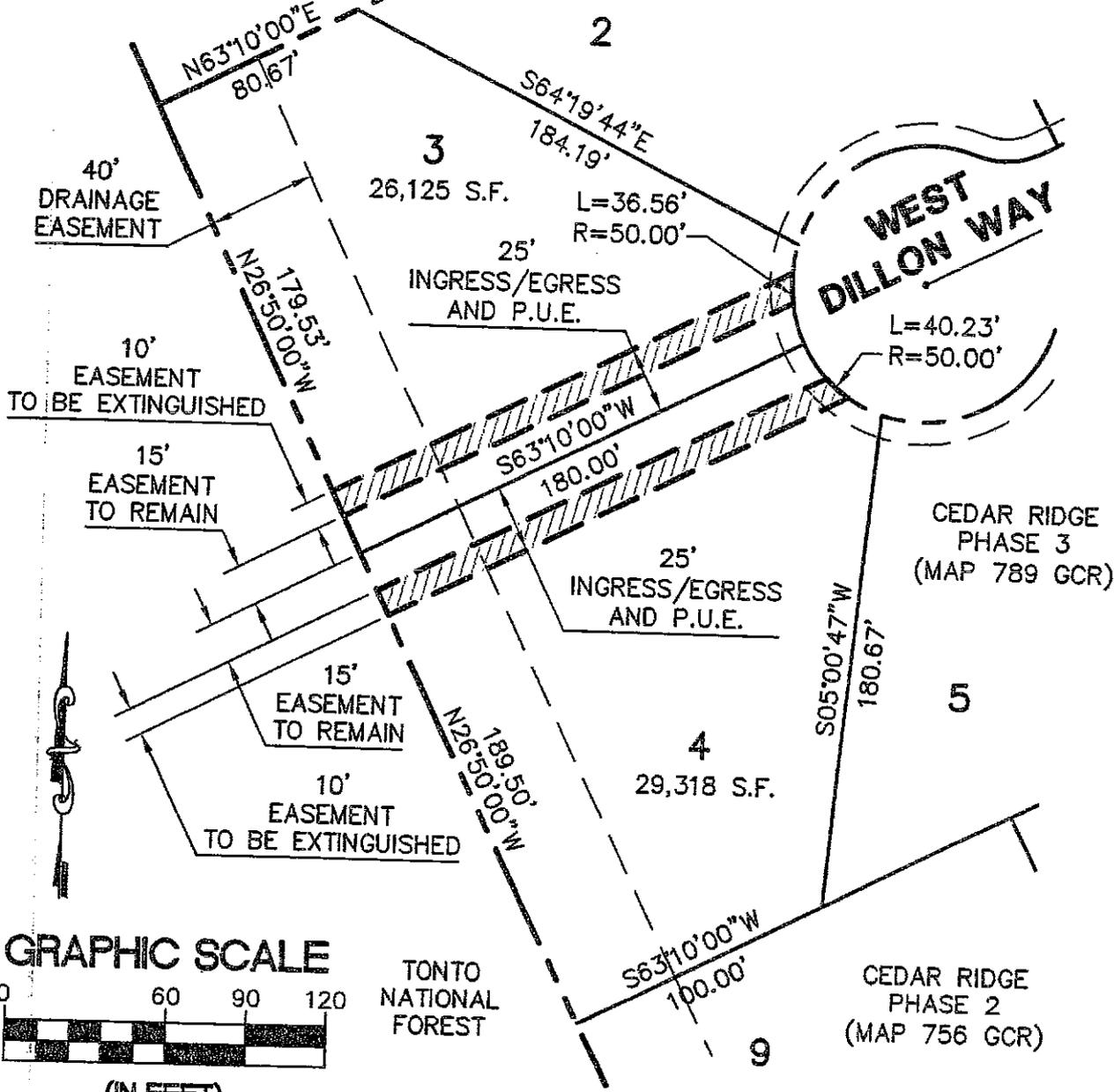
The following items concerning this abandonment are attached:

Abandonment Application

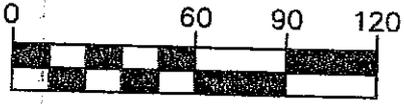
Drawing showing the 300' notification area, including the Aerial Photograph

Drawing showing easement requested to be abandoned

M.M.A.P.
UNIT 4 PHASE 4
(MAP 780 GCR)



GRAPHIC SCALE

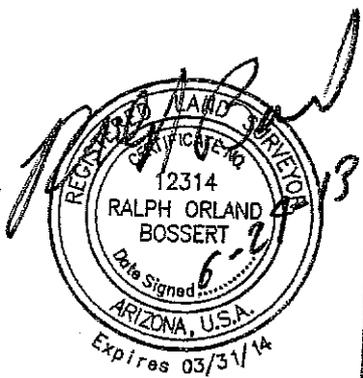


(IN FEET)
1 inch = 60 ft.

LOTS 3 AND 4 CEDAR RIDGE PHASE 3

**Verde
Engineering
Group
PLLC**

1109 North McLane Road
Payson, Arizona 85541
Ralph Bossert P.E. R.L.S.
(928) 978-4345
Dan Fitzpatrick P.E.
(928) 595-2816
JOB No. 11-17



SCALE: 1"=60'

EXHIBIT B

EASEMENT/RIGHT OF WAY
ABANDONMENT APPLICATION

Applicant:

Name: Jeff and Debra Vaughn Address: 134 West Midway
Town: Payson State: AZ Phone: (928) 978-4024

Item to be abandoned: Easement Right of Way

Detailed Description of Request: Reduce 50' Ingress/Egress and P.U.E. on Lots 3 and 4 of Cedar Ridge Phase 3 (map 789 GCR) to 30' totW width.

Reason for Abandonment Request: Allows more room for lot development. This easement will not be used to access any other parcels.

Property Owners: Lot 3 - Jeff and Debra Vaughn
134 West Midway, Payson, AZ 85541
Michael + Michelle

Lot 4 - Name: Galcagno Address: 1705 West Dillon Way

Town: Payson State: AZ Phone: _____

Certification:

I hereby certify that the above information and data submitted on or with this application is true and correct.

Ralph Bossert, P.E., R.L.S. Ralph Bossert 6-20-13
Printed Name Verde Engr Gp. Signature Date

FOR TOWN USE ONLY:

Items Submitted with Application:

Acceptable Legal Description (and Survey if Required):

Letters for 300' Radius Property Owners:

Stamped and Addressed Envelopes:

Application Fee of \$250:

Received By:

Date:

