

ABANDONMENT REQUEST
OF STRIPS OF
PUBLIC RIGHT-OF-WAY
200 TO 600 N CHAPARRAL PINES DRIVE

Overview

The applicant, The Golf Club at Chaparral Pines, requests the abandonment of strips of public right-of-way of up to approximately 14' wide and a total area of 28,522 sq ft or .655 acres.

The current right-of-way is 80' wide and was dedicated to the Town of Payson by the Chaparral Pines Investors. The dedication was recorded on November 22, 1995. Previously, the right-of-way was a 54' wide easement granted on July 7, 1987 to Gila County for road maintenance yard access by the U.S. Forest Service.

The roadway was constructed by Chaparral Pines Investors and the road shoulder landscaping is maintained by Chaparral Pines HOA or Golf Club.

If a sidewalk or trail were to be constructed at this location, the more terrain friendly location would be on the east side of Chaparral Pines Dr, opposite of this abandonment request.

Abandonment Request

The applicant requests the abandonment of seven strips of up to approximately 14' of public right-of-way shown as areas A through G on attached key map. The applicant owns the adjacent parcels over most of the abandonment. This abandonment of right-of-way would leave 10' of right-of-way from the back of the curb on the west side of Chaparral Pines Dr and a total remaining width of 66'.

Abandonment Process

In accordance with Town of Payson Ordinance No. 606, the abandonment process requires notification of the proposed abandonment to all affected utility companies, Town of Payson Department Heads, and property owners within 300 feet of the easement to be abandoned. A letter containing the information concerning this request was mailed to 44 property owners on November 13, 2015. Affected department heads and utility companies were notified on October 27, 2015.

Responses to Request

The affected department heads indicated that they are in favor of the abandonment. The Town Manager and two utility companies were concerned about present and future utilities. For this reason, the town will retain a public utilities easement on the proposed abandonment. We have not received return comments from any of the 44 property owners within 300 ft on this issue.

Recommendation

Staff recommends the approval of this Abandonment Request.

Possible motions

I move to recommend to the Town Council approval of this abandonment request of seven strips of public right-of-way while retaining a public utilities easement between 200 and 600 N Chaparral Pines Dr.

OR

I move to recommend to the Town Council denial of this abandonment request of seven strips of public right-of-way between 200 and 600 N Chaparral Pines Dr.

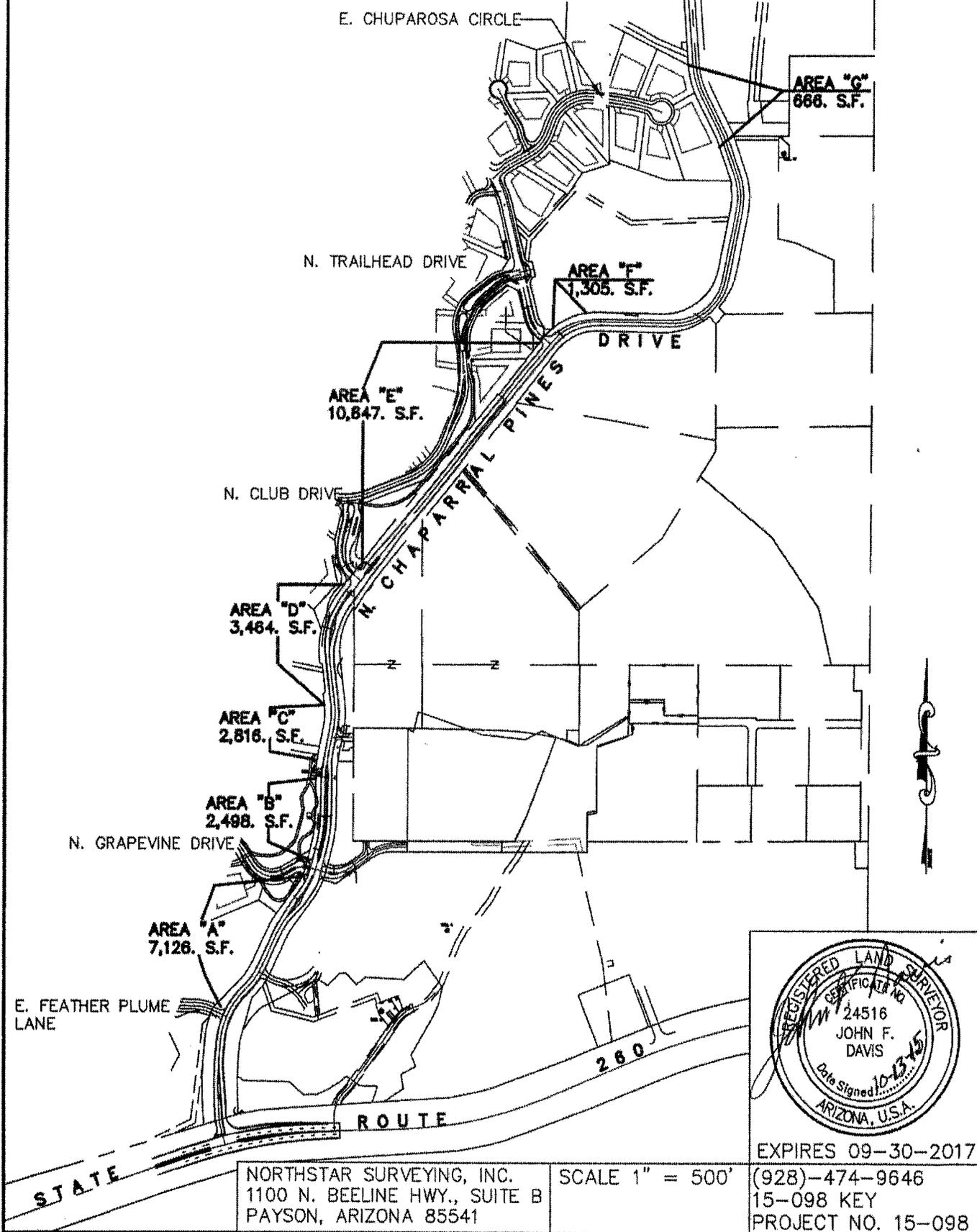
Attachments

Kep Map, Surveyor's Drawing, Legal Description

Report By:

Curtis Ward, Town Engineer 11/25/15

**KEY MAP - RIGHT-OF-WAY ABANDONMENT OF
A PORTION OF N. CHAPARRAL PINES DRIVE**

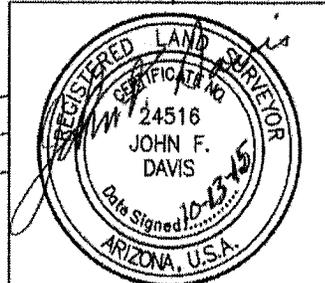


STATE

NORTHSTAR SURVEYING, INC.
1100 N. BEELINE HWY., SUITE B
PAYSON, ARIZONA 85541

SCALE 1" = 500'

EXPIRES 09-30-2017
(928)-474-9646
15-098 KEY
PROJECT NO. 15-098



RIGHT-OF-WAY ABANDONMENT OF A PORTION OF CHAPARRAL PINES DRIVE

AS SHOWN ON CHAPARRAL PINES, PHASE ONE, PLAT MAP NO. 668 THRU 668JJ, GILA COUNTY RECORDS. LOCATED IN A PORTION OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.

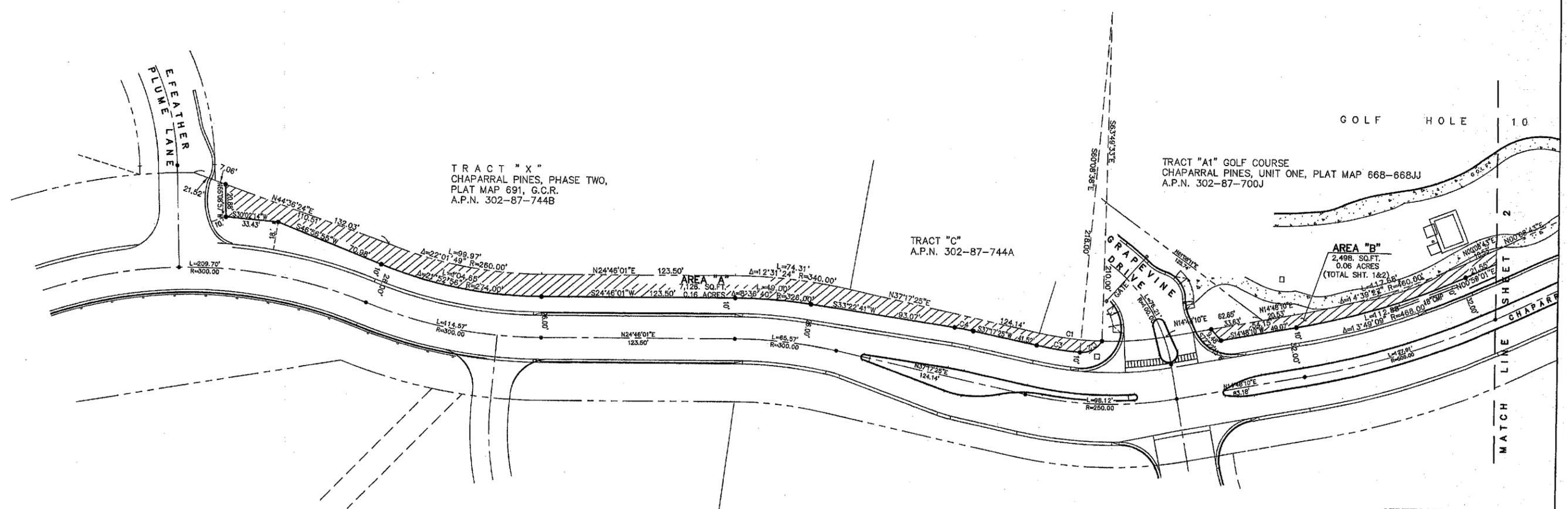
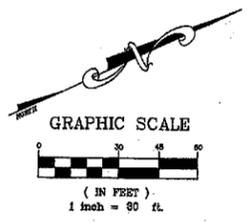
NOTES

1. BASIS OF BEARINGS = RECORD BEARINGS PER CHAPARRAL PINES PHASE ONE, PLAT MAP 668 THRU 668JJ, AND CHAPARRAL PINES DRIVE MAP OF DEDICATION, MAP NO. 1121-1121B, GILA COUNTY RECORDS.

LEGEND

- = SET 1/2" REBAR W/BASS TAG L.S.#24516
- = PROPOSED NEW RIGHT OF WAY LINE
- ▨ = PROPOSED ABANDONMENT AREA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	40.74'	210.00'	11°06'58"	N31°43'56"E	40.68'
C2	16.77'	15.00'	64°02'18"	S02°09'47"E	15.91'
C3	28.29'	218.00'	07°26'03"	S33°34'24"W	28.27'
C4	12.02'	176.00'	3°54'44"	S55°20'03"W	12.01'



CERTIFICATION
 This is to certify that this map, consisting of five(5) sheets, correctly represents a survey made under my supervision during the Month of AUGUST-NOVEMBER, 2015.



FOR:
 THE GOLF CLUB AT
 CHAPARRAL PINES
 504 NORTH CLUB DRIVE
 PAYSON, AZ. 85541

EXPIRES: 09-30-2017

TOWN OF PAYSON APPROVALS

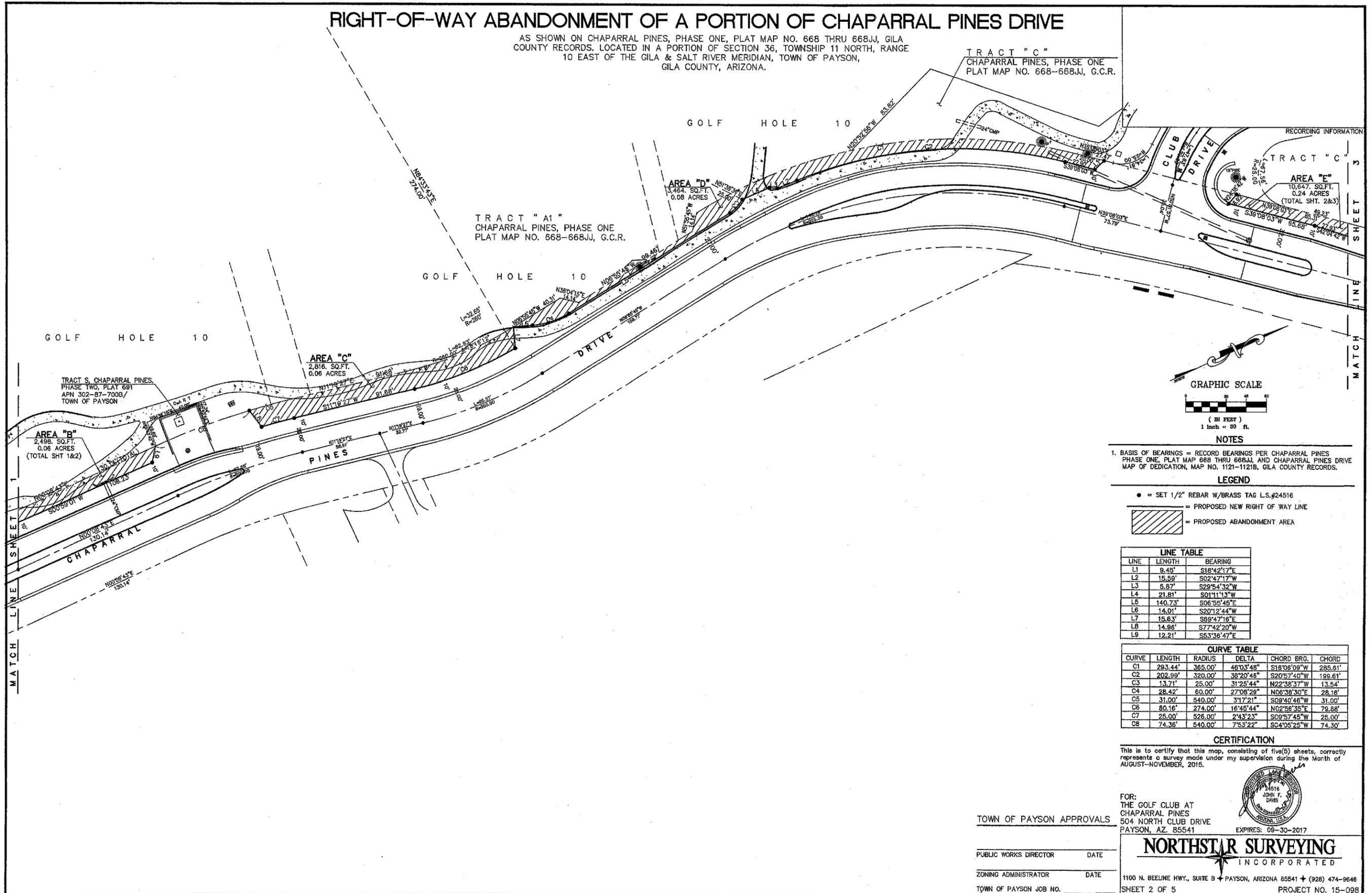
PUBLIC WORKS DIRECTOR _____ DATE _____
 ZONING ADMINISTRATOR _____ DATE _____
 TOWN OF PAYSON JOB NO. _____

NORTHSTAR SURVEYING
 INCORPORATED

1100 N. BEELINE HWY., SUITE B + PAYSON, ARIZONA 85541 + (928) 474-9846
 SHEET 1 OF 5 PROJECT NO. 15-098

RIGHT-OF-WAY ABANDONMENT OF A PORTION OF CHAPARRAL PINES DRIVE

AS SHOWN ON CHAPARRAL PINES, PHASE ONE, PLAT MAP NO. 668 THRU 668JJ, GILA COUNTY RECORDS. LOCATED IN A PORTION OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.



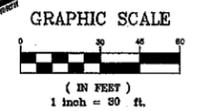
RECORDING INFORMATION
 TRACT "C"
 CHAPARRAL PINES, PHASE ONE
 PLAT MAP NO. 668-668JJ, G.C.R.
 AREA "E"
 10,647. SQ.FT.
 0.24 ACRES
 (TOTAL SHT. 2&3)

TRACT "A1"
 CHAPARRAL PINES, PHASE ONE
 PLAT MAP NO. 668-668JJ, G.C.R.

AREA "C"
 2,816. SQ.FT.
 0.06 ACRES

AREA "D"
 13,464. SQ.FT.
 0.08 ACRES

AREA "B"
 2,498. SQ.FT.
 0.06 ACRES
 (TOTAL SHT 1&2)



NOTES
 1. BASIS OF BEARINGS = RECORD BEARINGS PER CHAPARRAL PINES PHASE ONE, PLAT MAP 668 THRU 668JJ, AND CHAPARRAL PINES DRIVE MAP OF DEDICATION, MAP NO. 1121-1121B, GILA COUNTY RECORDS.

- LEGEND**
- = SET 1/2" REBAR W/BRASS TAG L.S.#24516
 - = PROPOSED NEW RIGHT OF WAY LINE
 - ▨ = PROPOSED ABANDONMENT AREA

LINE TABLE

LINE	LENGTH	BEARING
L1	9.45'	S18°42'17"E
L2	15.59'	S02°47'17"W
L3	5.87'	S29°54'32"W
L4	21.81'	S01°11'13"W
L5	140.73'	S06°55'45"E
L6	14.01'	S20°12'44"W
L7	15.63'	S89°47'16"E
L8	14.96'	S77°42'20"W
L9	12.21'	S53°36'47"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	293.44'	365.00'	46°03'48"	S18°08'09"W	285.61'
C2	202.99'	320.00'	36°20'46"	S20°57'40"W	198.61'
C3	13.71'	25.00'	31°25'44"	N22°38'37"W	13.54'
C4	28.42'	60.00'	27°08'28"	N06°38'30"E	28.16'
C5	31.00'	540.00'	3°17'21"	S09°40'46"W	31.00'
C6	80.16'	274.00'	16°45'44"	N02°58'35"E	79.88'
C7	25.00'	526.00'	2°43'23"	S08°57'45"W	25.00'
C8	74.36'	540.00'	7°53'22"	S04°08'25"W	74.30'

CERTIFICATION
 This is to certify that this map, consisting of five(5) sheets, correctly represents a survey made under my supervision during the month of AUGUST-NOVEMBER, 2015.



FOR:
 THE GOLF CLUB AT
 CHAPARRAL PINES
 504 NORTH CLUB DRIVE
 PAYSON, AZ. 85541

TOWN OF PAYSON APPROVALS _____

PUBLIC WORKS DIRECTOR _____ DATE _____

ZONING ADMINISTRATOR _____ DATE _____

TOWN OF PAYSON JOB NO. _____

NORTHSTAR SURVEYING
 INCORPORATED

1100 N. BEELINE HWY., SUITE B • PAYSON, ARIZONA 85541 • (928) 474-9646
 SHEET 2 OF 5 PROJECT NO. 15-098

RIGHT-OF-WAY ABANDONMENT OF A PORTION OF CHAPARRAL PINES DRIVE

AS SHOWN ON CHAPARRAL PINES, PHASE ONE, PLAT MAP NO. 688 THRU 688JJ, GILA COUNTY RECORDS. LOCATED IN A PORTION OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.

NOTES

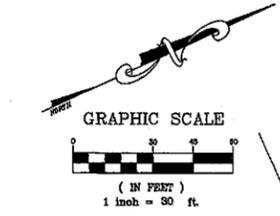
1. BASIS OF BEARINGS = RECORD BEARINGS PER CHAPARRAL PINES PHASE ONE, PLAT MAP 688 THRU 688JJ, AND CHAPARRAL PINES DRIVE MAP OF DEDICATION, MAP NO. 1121-1121B, GILA COUNTY RECORDS.

LEGEND

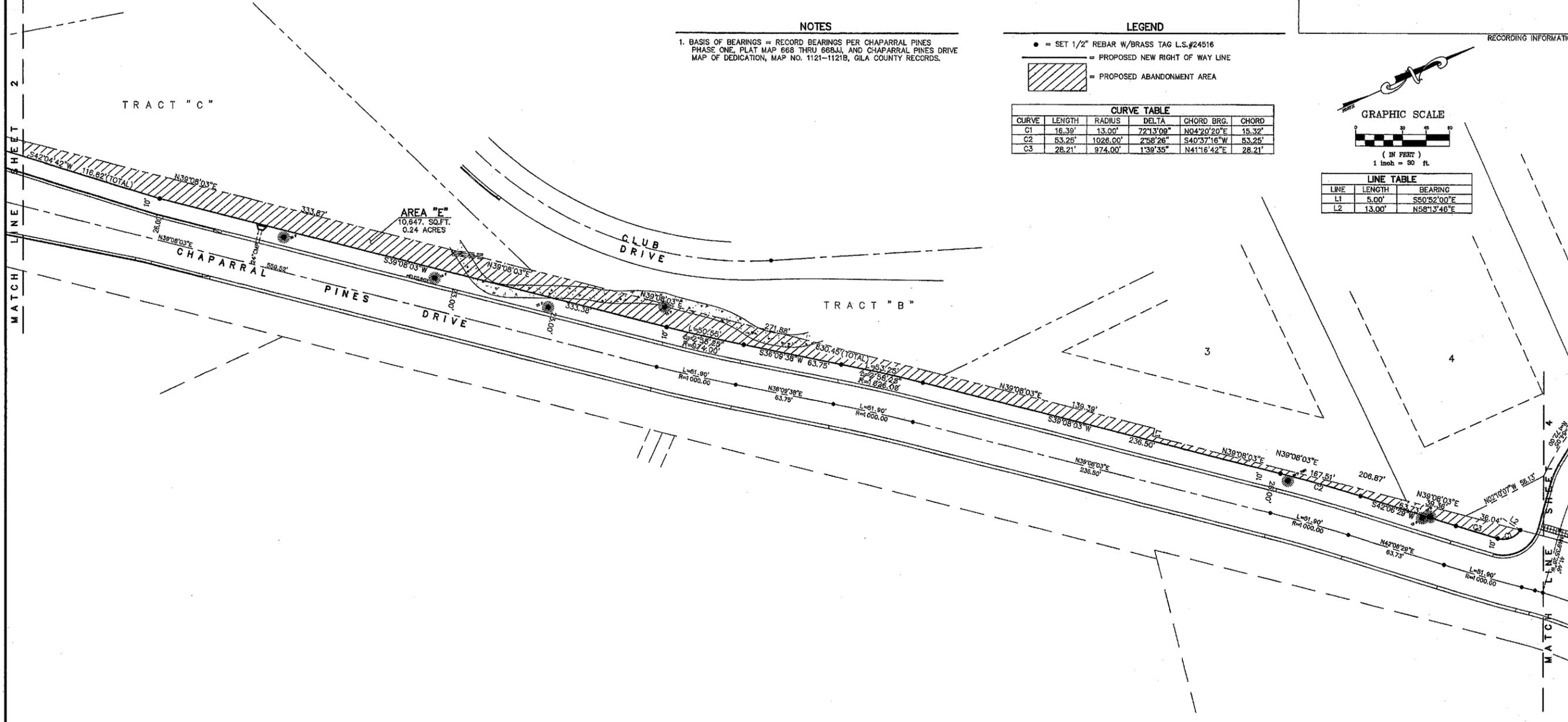
- = SET 1/2" REBAR W/BASS TAG L.S.#24516
- = PROPOSED NEW RIGHT OF WAY LINE
- ▨ = PROPOSED ABANDONMENT AREA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	16.39'	13.00'	72°13'09"	N04°20'20"E	15.32'
C2	53.25'	1026.00'	2°58'26"	S40°37'16"W	53.25'
C3	28.21'	974.00'	1°39'35"	N41°16'42"E	28.21'

RECORDING INFORMATION



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S50°52'00"E
L2	13.00'	N58°13'46"E



CERTIFICATION

This is to certify that this map, consisting of five(5) sheets, correctly represents a survey made under my supervision during the Month of AUGUST-NOVEMBER, 2015.



FOR:
THE GOLF CLUB AT
CHAPARRAL PINES
504 NORTH CLUB DRIVE
PAYSON, AZ. 85541

EXPIRES: 09-30-2017

TOWN OF PAYSON APPROVALS

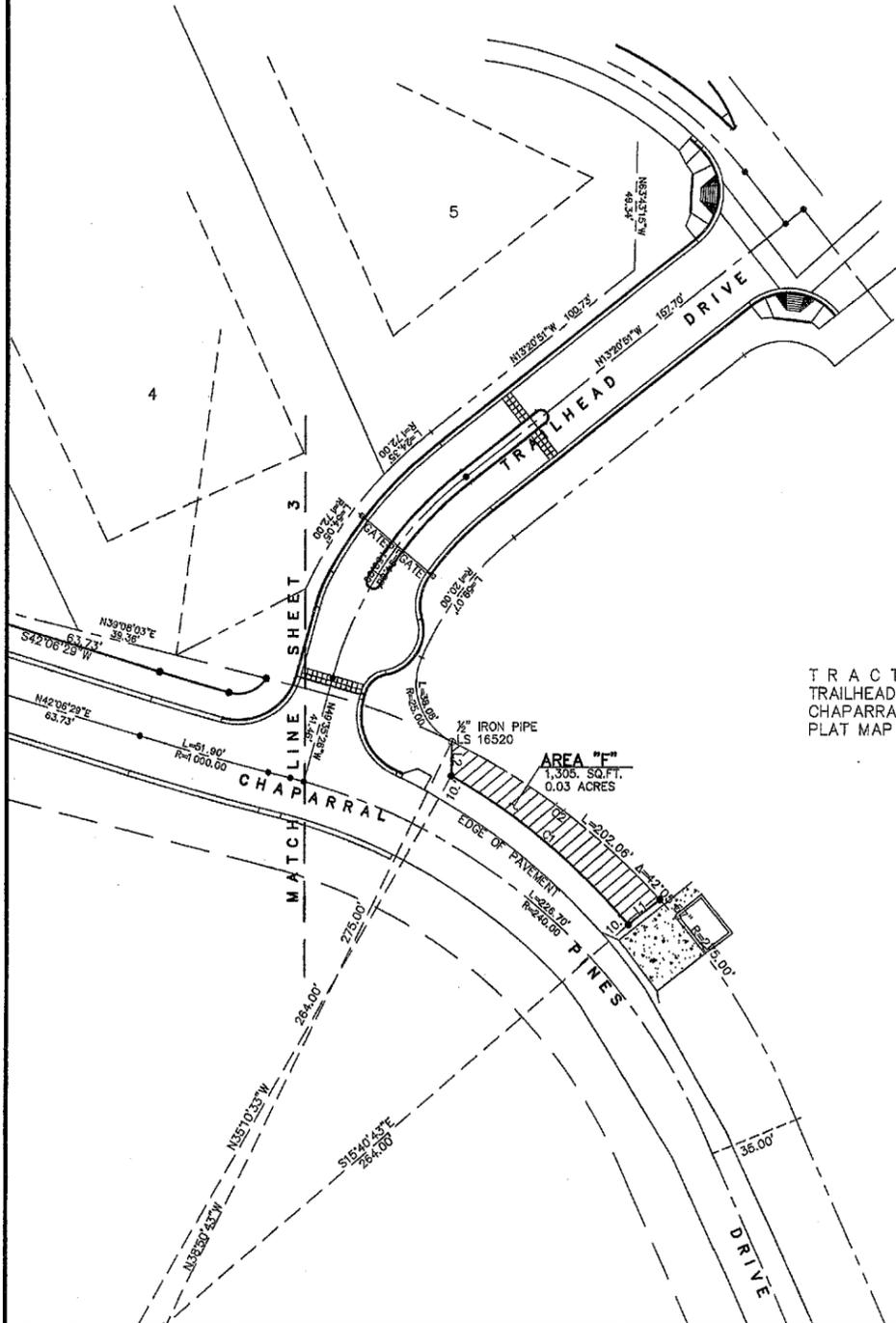
PUBLIC WORKS DIRECTOR _____ DATE _____
ZONING ADMINISTRATOR _____ DATE _____
TOWN OF PAYSON JOB NO. _____

NORTHSTAR SURVEYING
INCORPORATED

1100 N. BEELINE HWY., SUITE B • PAYSON, ARIZONA 85541 • (928) 474-9646
SHEET 3 OF 5 PROJECT NO. 15-098

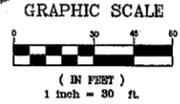
RIGHT-OF-WAY ABANDONMENT OF A PORTION OF CHAPARRAL PINES DRIVE

AS SHOWN ON CHAPARRAL PINES, PHASE ONE, PLAT MAP NO. 668 THRU 668JJ, GILA COUNTY RECORDS. LOCATED IN A PORTION OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.



TRACT "H"
TRAILHEAD RECREATION SITE
CHAPARRAL PINES, PHASE ONE
PLAT MAP NO. 668-668JJ, G.C.R.

RECORDING INFORMATION



LEGEND

- = SET 1/2" REBAR W/BRASS TAG L.S.#24516
- = PROPOSED NEW RIGHT OF WAY LINE
- ▨ = PROPOSED ABANDONMENT AREA

NOTES

1. BASIS OF BEARINGS = RECORD BEARINGS PER CHAPARRAL PINES PHASE ONE, PLAT MAP 668 THRU 668JJ, AND CHAPARRAL PINES DRIVE MAP OF DEDICATION, MAP NO. 1121-1121B, GILA COUNTY RECORDS.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	89.84'	264.00'	19°29'50"	S64°34'22"W	89.40'
C2	101.66'	275.00'	21°10'49"	S61°44'41"W	101.08'

LINE TABLE

LINE	LENGTH	BEARING
L1	15.55'	S13°20'29"E
L2	13.17'	N64°29'25"W

CERTIFICATION

This is to certify that this map, consisting of five(5) sheets, correctly represents a survey made under my supervision during the Month of AUGUST - NOVEMBER, 2016.



FOR:
THE GOLF CLUB AT
CHAPARRAL PINES
504 NORTH CLUB DRIVE
PAYSON, AZ, 85541

EXPIRES: 09-30-2017

TOWN OF PAYSON APPROVALS

PUBLIC WORKS DIRECTOR _____ DATE _____

ZONING ADMINISTRATOR _____ DATE _____

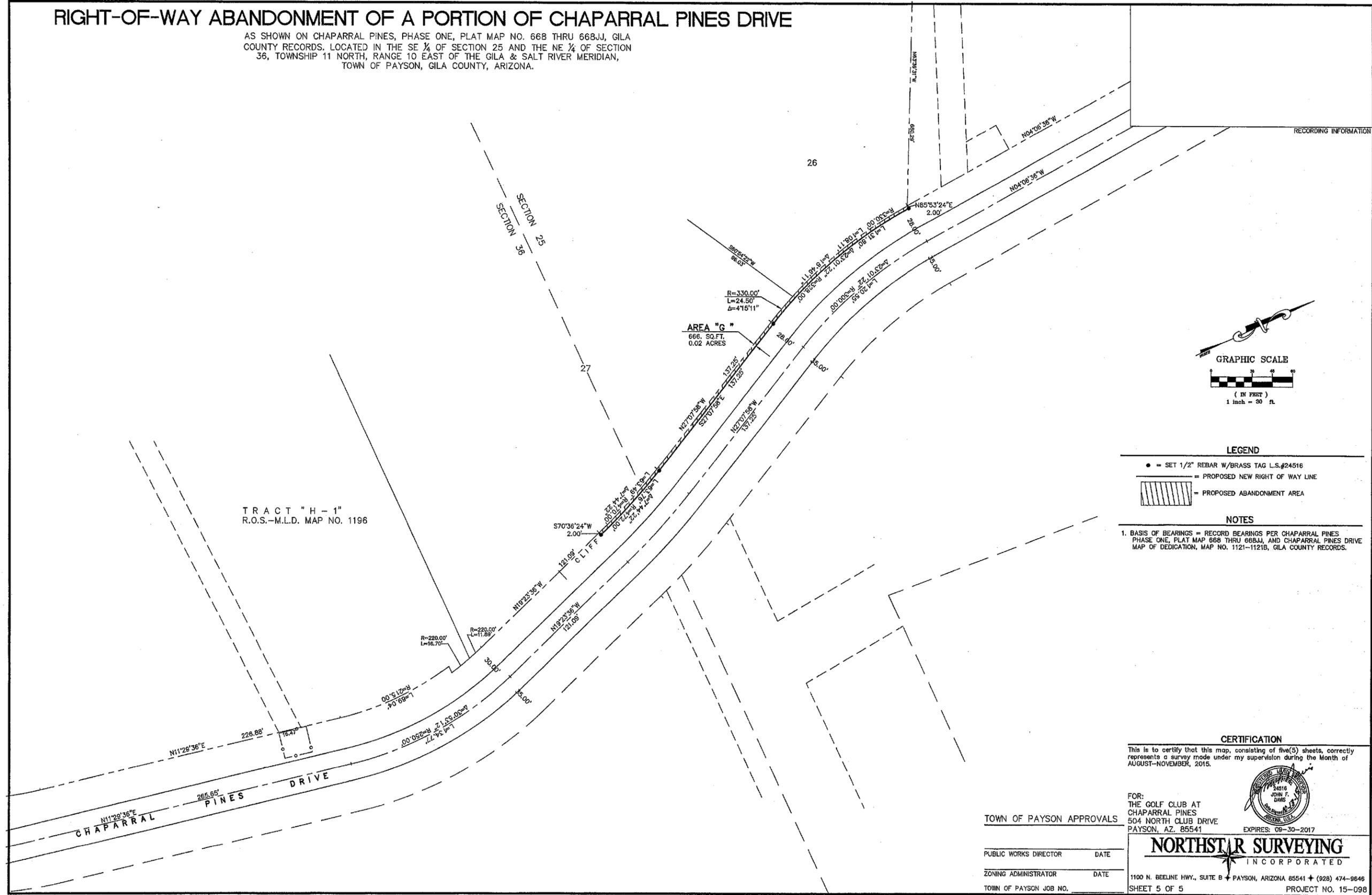
TOWN OF PAYSON JOB NO. _____

NORTHSTAR SURVEYING
INCORPORATED

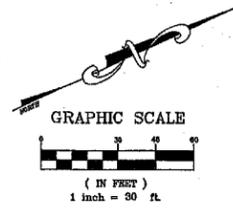
1100 N. BEELINE HWY., SUITE B + PAYSON, ARIZONA 85541 + (928) 474-9648
SHEET 4 OF 5 PROJECT NO. 15-098

RIGHT-OF-WAY ABANDONMENT OF A PORTION OF CHAPARRAL PINES DRIVE

AS SHOWN ON CHAPARRAL PINES, PHASE ONE, PLAT MAP NO. 668 THRU 668JJ, GILA COUNTY RECORDS. LOCATED IN THE SE 1/4 OF SECTION 25 AND THE NE 1/4 OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.



RECORDING INFORMATION



LEGEND

- = SET 1/2" REBAR W/BRASS TAG L.S.#24516
- = PROPOSED NEW RIGHT OF WAY LINE
- ▨ = PROPOSED ABANDONMENT AREA

NOTES

1. BASIS OF BEARINGS = RECORD BEARINGS PER CHAPARRAL PINES PHASE ONE, PLAT MAP 668 THRU 668JJ, AND CHAPARRAL PINES DRIVE MAP OF DEDICATION, MAP NO. 1121-1121B, GILA COUNTY RECORDS.

CERTIFICATION

This is to certify that this map, consisting of five(5) sheets, correctly represents a survey made under my supervision during the Month of AUGUST-NOVEMBER, 2015.



FOR:
THE GOLF CLUB AT
CHAPARRAL PINES
504 NORTH CLUB DRIVE
PAYSON, AZ. 85541

EXPIRES: 09-30-2017

NORTHSTAR SURVEYING
INCORPORATED

1100 N. BEE LINE HWY., SUITE B + PAYSON, ARIZONA 85541 + (928) 474-9646
SHEET 5 OF 5 PROJECT NO. 15-098

TOWN OF PAYSON APPROVALS

PUBLIC WORKS DIRECTOR DATE
ZONING ADMINISTRATOR DATE
TOWN OF PAYSON JOB NO.

Citizen Correspondence

DeSchaaf, Sheila

From: Donald Ostrowski [drostrowski@ameritech.net]
Sent: Sunday, November 29, 2015 10:33 AM
To: DeSchaaf, Sheila
Cc: c.mineart.cpc@gmail.com; c.meyer.cpc@gmail.com; c.harrison.cpc@gmail.com; j.wood.cpc@gmail.com; johnory2@gmail.com; melissar@ogdenre.com; s.laybourne.cpc@gmail.com; tomjimerson@aol.com; jim.hamilton@buffalogolfgmt.com
Subject: Easement along Chaparral Pines Drive

To: Planning & Development Director - Sheila Deschaaf

Ms Deschaaf:

I am asking that you support the easement for the fence along Chaparral Pines Drive.

The increasing elk population in Chaparral Pines is fast becoming a public health and safety issue. For the health of the herd and the safety of the public, we must do all we can to reduce their numbers. They don't migrate anymore because everything they need, food, water and lack of predators is artificially supplied right here. As a result, the elk have become so accustomed to humans, they no longer fear us. According to Arizona Game and Fish, this feeding of the elk is dangerous. There's also the possibility of disease transmission when wildlife exist in unnaturally high densities in such a small area. Some diseases, such as Chronic Wasting Disease, are transmitted through saliva, so feeding from the same food source can decimate herds.

When I am walking in the neighborhood, the elk will stand their ground and not move, forcing me to cross the street or wait until they decide to move on. I no longer feel safe from the elk, even in my own yard. Earlier this year, as I walked out of my back door to go over to my garage, I saw two baby elk stand up and run away. That's not unusual as numerous elk (10-20) are typically eating and resting in my rear yard almost every day. When I started down the stairs to the garage, a cow elk stood up and faced me. She was about 50 feet away, down a hill. I recall having a bad feeling at that point because they typically wander off. As I continued down the stairs, the elk charged up the hill towards me. I was able to get in the garage and slam the door behind me. When I looked out of the window, the elk was less than 20 feet away, she then turned around and walked back down the hill. I don't know how, but either when trying to get the garage door open or slamming it behind me, I injured my wrist, which still is painful today.

Thank you

Donald Ostrowski
2103 E Filaree Cir
Payson, AZ 85541

928-478-6217

DeSchaaf, Sheila

From: Carol Mineart [c.mineart@gmail.com]
Sent: Saturday, November 28, 2015 6:00 AM
To: DeSchaaf, Sheila
Subject: Chaparral Pines Fence
Attachments: 1-IMG_1899.jpg; 1-IMG_1898.jpg

Sheila DeSchaff,
Planning & Development Director Town of Payson

I have been a resident of Chaparral Pines for 8 years and have owned property here for 15 years. I have seen the Elk population increase dramatically and also have seen the incidents of property damage and contact with humans increase dramatically. My husband and I have had thousands of dollars of landscape damage over the years. This summer we planted 4 tall cypress trees and after returning from a short vacation we saw all trees damaged. (See pictures attached.) Two trees had some damage but two were almost completely eaten to the bark and will almost certainly be permanently deformed in shape. As you can see from the photos we have since encircled with wire with the hope they will at least survive, but this was a \$1,500 investment including the planting of these large trees. Just this morning we had to chase two Elk away from a 20' plus Blue Spruce that they were eating on also.

When you do try to protect your property you are also at risk, as about one week ago I attempted to scare several out of our driveway that were eating shrubs. Most ran away but two would not move and when I took one more step toward them and clapped my hands they came running toward me – not away from me and it was me that had to run.

I have been charged more than once by Elk while I am walking my dog on the sidewalks and through the trails. You no longer feel safe in our community. I enjoy animals and seeing Elk, but seeing them in the wild would be a much better and a more realistic viewing. I am definitely in favor of a fence around Chaparral Pines in order to protect property and improve safety in the community. This is just one of many examples of incompatibility between humans and the herds of elk as you hear numerous examples every day.

Carol Mineart
504 N. Grapevine Drive
Payson, AZ 85541



