



COCHISE COUNTY

COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

Date: September 24, 2014
To: Pam Hudgins, Right-of-Way Agent I
From: Karen L. Lamberton, AICP, County Transportation Planner
Subject: Proposed Abandonment of easement along W. Prince Rd. /Parcel 407-19-003

The applicant has requested abandonment of an old easement placed in 1924 by the Calumet & Arizona Mining Company for various purposes, including ditches, roadway easements and smoke (smelter at the time) impacts. The odd shaped triangle is just over 11 acres and was not set aside for drainage purposes. The northern edge does provide access to adjacent properties along W. Prince Rd.

W. Prince Rd. is designated as a rural minor access roadway that connects two county-maintained roadways, Central Highway and Brooks Rd. (Central Hwy is a rural minor collector roadway; further south becomes a rural major collector/Brooks Rd. is a rural minor access roadway). The portion of W. Prince Rd. west of Central Highway is county-maintained; the portion east is a mix of public fee interest and private easements. These legal access rights serve a number of larger lots that may become more active agricultural uses or land splits in the future. Although public rights of way exist, the portion subject to this abandonment request is not county-maintained at this time.

The maintained portion of W. Prince Rd. was constructed in 1995. At that same time an adjacent parcel to the east of this abandonment request, parcel 407-18-001G requested a similar abandonment (Resolution 95-077) which was granted, exempting out a 50' public right-of-way portion for W. Prince Rd.

This application is anticipating vineyards/agricultural use as the primary land use for the site. Should this use be successful, expand and reach to include tasting rooms or other commercial type attractions to this parcel, having public, rather than private rights, for legal access is more appropriate.

Recommendation:

We would have no objection to abandoning the virtually all of this existing easement; however, it is recommended that the County retain right-of-way rights for public access along the W. Prince Rd. alignment. This may potentially become a connecting minor rural access roadway in the future.

This abandonment should retain the same width of public right-of-way as was retained in the previous and adjacent abandonment in 1995. We recommend that 50' foot of dedicated right-of-way be preserved thus

providing adequate public roadway for potential parcel splits or uses that could increase traffic over time, placement of future utilities and provide for future drainage facilities that might be needed.