



Cochise County
Community Development
Highway and Floodplain Division

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

Date: August 18, 2015
To: Board of Supervisors
Thru: Karen Riggs, Director *KR*
From: Terry Couchenour, GIS/Right-of-way *TC*
Subject: Proposed abandonment for Turquoise Valley Golf Course in Naco

Recommendation:

This department recommends adoption of the accompanying resolution to abandon any interest the County may have in several right-of-way alignments within part of the Turquoise Valley Golf Course land holdings in Naco.

Background (Brief):

In 1907, the Official Map of the townsite of Naco (Maps and Plats Book 0 Page 68 and Book 1 Pages 138-139) was filed identifying lots, blocks, streets and alleyways as well as dedicating streets and alleys to the public. The 1907 map shows 3/4 of townsite with lot numbers and street names, however the east 1/4 mile is identified as a "Reserved" area with potential blocks, streets and alleyways represented by dashed lines. At the time of this summary it has not been determined whether the streets and alleyways within the Reserved area were intended to be dedicated to the public or if this area was a future concept that has not come to fruition. As such, the County separately acquired rights for Newell Street, Dominguez Street and Naco Highway instead of pursuing an interpretation of the 1907 intent.

Assessor Parcel Number 102-57-315 lies south of Newell Street, east of the Turquoise Valley RV park/overflow parking lot and is within the Reserved area of Naco. This property is part of the Turquoise Valley Golf Course land holdings and is currently in escrow pending an abandonment of any interest the County may have in order to clear potential title issues. Other portions of the golf course land holdings have already been abandoned by the County in 1935, 1964, 1990, 1992, 1998 and 2000.

Staff reviewed the request and recommends that the unknown rights-of-way are not necessary for use as public roadways. The rights-of-way are not open for public use and the area is currently undeveloped vacant land. The north-south alignments terminate at the railroad right-of-way

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov



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which complicates any future connection between Newell Street and Dominguez Street. The east-west alignment is 10 feet wide which is an insufficient width to construct a public road.

Regarding the Land Purchase Fee, the portion of the Naco townsite that clearly identifies lots, blocks, streets and alleyways is subject to the Land Purchase Fee. As previously stated the public nature of the Reserved area has not been determined and Cochise County previously acquired Newell Street, Dominguez Street and Naco Highway under the assumption that the public does not have fee title interest per the townsite plat. Therefore a Land Purchase Fee was not applied to this proposed action to clear a cloud on title.

Fiscal Impact & Funding Sources:

Not applicable

Next Steps/Action Items/Follow-up:

If the abandonment is approved, no further Board action is required. Upon recording of the resolution and quit claim deed, staff will forward copies to the title company and applicant.

Impact of Not Approving:

If the abandonment is not approved, the undetermined rights-of-way, which are unnecessary for public road purposes, will remain a cloud on the property's title.

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