



Cochise County
Community Development
Highway and Floodplain Division

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

DATE: 1/25/2016
TO: Board of Supervisors
THRU: Karen C. Riggs, Director
FROM: Teresa Murphy, Right-of-Way Agent
SUBJECT: Dorothy Avenue Abandonment

Recommendation:

This department recommends adoption of the accompanying resolution to abandon any interest the County may have in dedicated public right-of-way known as a of a portion of Dorothy Avenue described in Exhibit One.

Background (Brief):

Dorothy Avenue was dedicated to the public March 6, 1972 as a portion of Mescal Lakes Unit II per Book 7 of Maps & Plats, pages 30 thru 30B, records of Cochise County. The planned alignment of Dorothy Avenue and Meadowlark Lane never occurred and today this segment of the proposed abandonment is not in use and is full of native vegetation.

Larry Hubbard has applied on behalf of Larry Hubbard LLC and Wilson Holding Company LLC for an abandonment of a portion of Dorothy Avenue. With the application Mr. Hubbard also included site –plan for the future development of a Dollar General which utilizes the proposed area of abandonment. Transportation Planner did express concerns about FHWA no access control easement could affect using Meadowlark Lane for access to the future business. The proposed abandonment would sever the connection of Dorothy Avenue to Meadowlark Lane and in doing so create a dead end impacting emergency services routes. This department and planning and zoning have agreed to make an emergency access gate along the northern boundary of the project a condition of the abandonment. The County, Larry Hubbard LLC and Wilson Holding Company LLC will enter into an Agreement to Transfer, which would include the conditions agreed upon, with a deed to be executed by the County upon fulfillment of the conditions. Area utilities have been contacted and have made no objections to the abandonment. Land Purchase Fee was determined to be \$9,300.00. Applicant has paid all fees associated with this abandonment.

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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 applicant.

Impact of Not Approving:

The described portion of Dorothy Avenue will remain a dedicated public right-of-way.

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