



Cochise County
Community Development
Highway and Floodplain Division

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

DATE: 5/11/2016
TO: Board of Supervisors
THRU: Karen C. Riggs, Director
FROM: Teresa Murphy, Right-of-Way Agent
SUBJECT: Abandonment of easements within a portion of Valle Verde Farms

Recommendation:

This department recommends adoption of the accompanying resolution to abandon any interest the County may have in a portion of dedicated public easements, as depicted survey entitled Valle Verde Farms, and described in Exhibit "A".

Background (Brief):

The applicant, Riverview LLP dba Coronado Farms LLP, has requested the abandonment of certain 30.00 foot perimeter easements as indicated on survey entitled Valle Verde Farms recorded in Book 3 of Survey, pages 9-9B and further conveyed in Docket 1603, page 282, and re-recorded in Docket 1609, page 507.

The applicant is currently using the surrounding parcels as a dairy farm and has requested this abandonment for the development of farmland with efficient center pivot irrigation system. Some of the easements are primitive, native surfaced roads that are used as internal connections for daily operations while others have never been developed. These easements are not county maintained roads.

The original application was submitted in September 2015, at that time the transportation planner had concerns regarding the potential breaks in existing access to other parcels not within the ownership of the applicant. The applicant has since purchased the outlying parcels. Adjoining parcel owners have been contacted and have made no objections to the abandonment. Utilities have been contacted and make no objections to the abandonment but wish to retain utility easements for existing facilities. Based upon the applicant's latest acquisitions and the lack of objections to the abandonment, the Transportation Planner approves this abandonment. Applicant has paid all fees associated with this abandonment.

Fiscal Impact & Funding Sources:

Not applicable.

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Next Steps/Action Items/Follow-up:

If the abandonment is approved, no further Board action is required. Upon recording of the resolution, staff will forward copies to the applicant.

Impact of Not Approving:

The described portion of Valle Verde Farms will remain dedicated public easements.

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