

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: May 27, 2010**

SUBJECT: Abandonment of portion of Long Look Drive.

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Joseph Scott, A.I.C.P., Planner, for Richard T. Parker, Community Development Director

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: a) Resolution No. 1700, b) Quit Claim Deed

SUMMARY BACKGROUND: Prescott Valley Public Works staff has determined that property formerly deeded to the Town for a previously identified alignment of a portion of Long Look Drive at the intersection of Glassford Hill Rd that will no longer be needed. The identified property (Exhibit "A") was first granted to the Town for minimal consideration for future right-of-way purposes by the Fain Land and Cattle Company by deed recorded April 26, 1991 in Book 2350, Page 772. This proposed alignment was never developed but instead the alignment that currently exist was established when Glassford Hill Road was initially developed. The property has been under Town ownership since the original conveyance. In September of 2009, the Fain Signature Group applied for a Zoning Map (ZMC09-005) from RCU-70 to C2-PAD, commercial zoning on approximately twenty-five (25) acres located south of Long Look Drive and east of Glassford Hill Road. This included the former alignment property that was no longer needed. The development proposal is for a mix of retail, restaurant and office uses. The traffic study recommended that turning lanes be developed for access to the property from Long Look Drive. This would require an additional ten (10) feet of right-of-way width. The Town Council considered the rezoning request at its regular meetings held February 11, 2010, and February 25, 2010 and approved Ordinance No. 741. Ordinance No. 741 requires the Fain Signature Group to convey the additional ten (10) feet of property at the time of development for the required turn lanes. Since property for the previous alignment of Long Look Drive, which is no longer needed, was given to the Town for minor consideration, and future property will be deeded for widening other portions of Long Look Drive, it is recommended that no payment is necessary for the abandonment of this property. This Resolution will approve the abandonment of the subject property to the adjacent property owner being the Fain Signature Group.

OPTIONS ANALYSIS: The Town Council may authorize the Mayor to sign the revised Quit Claim Deed or decline authorization to sign the Quit Claim Deed.

ACTION OPTION: Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1700 as an emergency measure AND the Quit Claim Deed vacating a former alignment of Long Look Drive at the intersection of Glassford Hill Rd that is no longer needed by the Town. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of Resolution No. 1700 and this revised Quit Claim Deed.

FISCAL ANALYSIS: No affidavit of legal value is required per ARS §11-1134(A)(3) for the abandonment and conveyance of the excess right-of-way. The Fain Signature Group will convey additional ten (10) feet of property at the time of development for the required turn lanes on Long Look Drive.

REVIEWED BY:

Management Services Director _____ Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____