

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

SUBJECT: Abandonment of portion of Lone 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. 1702, b) Quit Claim Deed

SUMMARY BACKGROUND: It is proposed that a portion of Lone Drive in Prescott Valley Unit 9 adjacent to Lot 6041, owned by Donald and Jamie La Rue, located at 5231 Lone Drive, be vacated in accordance with ARS §28-7205. The vacated portion of Lone Drive is intended to be added to Lot 6041 increasing the front portion of the lot, which will thereby eliminate a front yard set-back violation resulting from the incorrect placement of an accessory structure within the front yard setback. The portion of Lone Drive being vacated is part of a “bump out” on Lone Drive which is in excess of the standard right-of-ways width needed for automobile travel. As such, this abandonment of a portion of Lone Drive adjacent to Lot 6041 will have no negative impact on public safety. The price of \$3.50 per square foot was derived from estimates from several licensed real estate professionals.

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. 1702 and the revised Quit Claim Deed vacating a portion of Lone Drive in Prescott Valley Unit 9 being adjacent to Lot 6401. **VOTE.**

RECOMMENDATION: Staff recommends authorizing signature of this revised Quit Claim Deed.

FISCAL ANALYSIS: Even though 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 Town will be receiving compensation for the value of the property based on the estimated values of the adjoining residential property. The price of \$3.50 per square foot was derived from estimates from several licensed real estate professionals. The amount being provided to the Town is \$1196.83.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____