



City Council Report

Date: August 18, 2014
To: City Council
Through: Karolyn Kent, Deputy City Manager
From: Beth Huning, City Engineer
Kelly Jensen, Assistant City Engineer
Subject: Extinguish public drainage easements, public utilities easements, ingress/egress easements, sight distance easements and vehicular non-access easements within "Adobe Meadows".
Council District 5

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to consider staff's recommendation to extinguish public easements within the Final Plat of "Adobe Meadows" located north of Adobe Road and west of Signal Butte Road.

Background

Public easements are dedicated to the City of Mesa to allow for the installation and maintenance of public utilities and other purposes on private property. When a public easement is no longer needed, or conflicts with new development, the City Council may extinguish the easements to provide owners the ability to fully utilize their property. To remove an easement from a property's title, City Council may approve a Resolution to extinguish the easements.

The public drainage easements, public utilities easements, vehicular non-access easements and sight distance easements were dedicated on the Final Plat of "Adobe Meadows", recorded on March 15, 2006 in Book 822 of Maps, Page 24 of the records of Maricopa County, Arizona.

Discussion

The easements were dedicated to accommodate the development of Adobe Meadows, a single-residence custom home subdivision located at the northwest corner of Adobe and Signal Butte Roads. Since the recording of the plat in 2006, the owner/developer has changed and, with that, the design of the subdivision. As such, the easements dedicated on the plat in 2006 will conflict with the new design concept.

The easements being extinguished do not contain any existing utility lines as they have been removed by the developer in anticipation of their new design concept for this portion of the development.

The developer has begun submitting plans and plats for new subdivision designs to the Development and Sustainability Department that will include new easement dedications.

Alternatives

The alternative is to not extinguish the easements. Choosing this alternative will result in the existing easements conflicting with the redesigned subdivision.

Fiscal Impact

The fiscal impact of this request is the \$750.00 processing fee paid by the applicant.

Coordinated With

The Engineering, Development and Sustainability, Water Resources, Transportation and Solid Waste Departments concur with this request. Also, non-city utility companies such as Arizona Water Company, SRP, Century Link and Cox have no objection to the extinguishment of the easements.