



City Council Report

Date: February 22, 2016
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Extinguish a 1-foot Vehicular Non-Access Easement on Lot 407 of the Final Plat of "Ridgeview Unit III-C"
Council District 5

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to consider staff's recommendation to extinguish a 1-foot Vehicular Non Access Easement (VNAE) on Lot 407 of the Final Plat of "Ridgeview Unit III-C", located north of McDowell Road and east of Recker Road.

Background

1-foot VNAE's are easements prohibiting vehicular access from a street or between inappropriate uses (i.e., zoning district boundaries). When an easement is no longer needed, or conflicts with new development, the City Council may extinguish the easement 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 easement in accordance with provisions in the Arizona Revised Statutes.

Discussion

The 1-foot VNAE was dedicated on the Final Plat of "Ridgeview Unit III-C", recorded October 28, 1993 in Book 368 of Maps, Page 4 of the records of Maricopa County, Arizona.

The lot in question is an unusually shaped lot with frontage on two different streets (North Kashmir and North Kashmir Circle), and yet is not a traditional corner lot. The property owner is able to gain access to the front of his lot from the North Kashmir frontage, but due to the 1-foot VNAE along the North Kashmir Circle frontage, is not

able to access the rear of his lot. Therefore, the property owner has requested the 1-foot VNAE be extinguished to allow him to construct a driveway cut that would provide access to the rear portion of his property from North Kashmir Circle.

Staff has notified the Engineering, Development Services and Transportation Departments of this extinguishment request and all have confirmed they have no objection to this request.

Alternatives

The alternative is to not extinguish the 1-foot VNAE. Choosing this alternative will not allow the property owner vehicular access to his rear yard.

Fiscal Impact

The fiscal impact of this request is the \$500.00 processing fee paid by the applicant.

Coordinated With

The Engineering, Development Services and Transportation Departments concur with this request.