



# City Council Report

**Date:** January 13, 2025  
**To:** City Council  
**Through:** Marc Heirshberg, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** Vacating a portion of public Right-of-Way located on the east side of the 3400 block of North Val Vista Drive  
Council District 1

## Purpose and Recommendation

The purpose of this report is to consider staff's recommendation to vacate a portion of public right-of-way (ROW) located on the east side of the 3400 block of North Val Vista Drive and sell the vacated ROW to the adjacent owner at appraised value.

## Background

In Mesa City Code, Chapter 10, Section 9-10-1 Disposition of Roadways, the City Council may dispose of unnecessary public roadways, upon application being made to the Real Estate Services office and upon paying an application fee plus any value of the land.

For a public road right-of-way to be taken out of the City's street system, and the land returned to private use, the City Council must authorize a Resolution that "vacates" the excess right-of-way. The term "vacate" is used in our Council Reports in order to match the wording used in the Arizona Revised Statute (A.R.S.) § 28-7205.

## Discussion

The portion of ROW requested to vacate was deeded to the City of Mesa as Parcel 5 and Parcel 6, as recorded in Document 2003-0778503, records of Maricopa County, Arizona. The adjacent property owner has requested the City extinguish the 20,312 square feet portion of the ROW to combine with the adjacent parcel to allow for residential development. The design of Val Vista Drive was revised, and staff has determined the requested portion of the ROW is no longer needed.

The ROW to be vacated is approximately 20,312 square feet. It was appraised by an independent fee appraiser on October 2, 2024. The market value of the ROW is \$243,744.00. The owner has agreed to pay this amount.

**Alternatives**

An alternative is to not vacate the ROW. Choosing this alternative will result in the property owner not being able to include the ROW into the adjacent parcel and construct the residential development of the property as planned.

**Fiscal Impact**

The fiscal impact of this request is the \$750.00 processing fee plus the appraised value of the ROW in the amount of \$243,744.00, both paid by the developer.

**Coordinated With**

The Engineering, Water Resources, Transportation, and Development Services Departments, along with outside utility companies, concur with this request.