



City Council Report

Date: March 17, 2025
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer and
Marc Ahlstrom, Assistant City Engineer
Subject: Extinguish a 1-foot Vehicular Non-Access Easement for 9 lots located at
10059 through 10129 East Texas Avenue.
(Council District 6)

Purpose and Recommendation

The purpose of this report is to consider staff's recommendation to extinguish a 1-foot vehicular non-access easement (VNAE) dedicated on Lots 1 through 9 of the Final Plat of Parcel W, recorded in Book 1473 of Maps, Page 5, records of Maricopa County, Arizona, located at 10059 through 10129 East Texas Avenue.

Background

Vehicular non-access easements are utilized to prohibit vehicular access in specific locations on private properties. When an easement is no longer needed, or conflicts with new development, the City Council may extinguish the easement to provide owners with the ability to fully utilize their property. To remove an easement from a property's title, the City Council may approve a Resolution to extinguish (abandon) the easement in accordance with provisions in the Mesa City Code, Title 9, Chapter 10.

Discussion

The 1-foot vehicular non-access easement (VNAE) was dedicated on Lots 1 through 9 on the Final Plat of Parcel W, recorded in Book 1473 of Maps, Page 5, records of Maricopa County, Arizona. The owner of the parcel to the south is Cadence Homeowners Association, Inc (HOA). The owners are requesting the City extinguish the 1-foot VNAE on the south side of Lots 1 through 9 to extend the rear property lines 20 feet to the south and enlarge each lot by 800 square feet. A new 1-foot VNAE will be dedicated on the reconfigured lots through a replat. All nine property owners and the HOA agree with this request. Therefore, staff has determined the easements requested for extinguishment are no longer needed.

Alternatives

An alternative is not to extinguish the easements identified in this report. Choosing this alternative will not allow the owners to extend the lot sizes as planned.

Fiscal Impact

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

Coordinated With

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