

**MEMO****Case # ABDN25-002**

To: Honorable Mayor and City Council

From: Casey Norman, Planning Tech

Through: Rodolfo Lopez, Development Services Director

Meeting Date: September 16, 2025

REQUEST

A request by the City of Maricopa (ABDN25-002) to abandon the right of way located at the southeastern portion of the Maricopa Road / Honeycutt Avenue Intersection, which will subsequently be acquired by the adjacent property owner, Desert Cedars Equities, LLC, without compensation **DISCUSSION AND ACTION.**

APPLICANT/ADJACENT PROPERTY OWNER

Applicant: City of Maricopa
Case Planner: Casey Norman
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Adjacent Property Owner:
Desert Cedars Equities, LLC
5346 E. Calle Del Norte
Phoenix, AZ 85018

FINDINGS

This roadway, known as N. Maricopa Road, was originally aligned north-south with the portion of N. Maricopa Road, north of W. Honeycutt Avenue. However, during the construction of the N. John Wayne Parkway overpass ADOT realigned Maricopa Road to its current condition with an off-set intersection. The City now plans to realign N. Maricopa Road, creating a traditional perpendicular signalized intersection. As part of this realignment the City is abandoning the subject portion of right-of-way and dedicating new right-of-way under Map of Dedication case number MOD25-04. As such, the subject portion of right-of-way is no longer needed by the City and will be conveyed to the adjacent property owner without compensation.

Staff supports the abandonment request as it satisfies the following findings:

- The portions of right-of-way that are a part of this request are not identified for any improved planned transportation facility, or any adopted plan, study, or capital improvement plan.
- The City does not have plans to improve or use the right-of-way in question in the future.
- The existing conditions are not serving any transportation purpose.

PUBLIC NOTIFICATION

Prior to recommending approval of the abandonment request, the City conducted notification to utilities and the public as required per the City Code. A copy of the Notification Report is available to be reviewed upon request.

- Notices to Utilities mailed out on 08/12/2025
- Sign Posting on 08/12/2025
- Public Hearing scheduled for 09/16/2025

CONCLUSION:

Staff recommends **approval** of **case ABDN25-002**, subject to the conditions of approval stated in this memo, and as amended by the Mayor and City Council.

1. The City and adjacent property owner shall ensure that all utilities located in the subject site have obtained their respective easements with Pinal County prior to final recordation of the right-of-way abandonment.

ATTACHMENTS:

Exhibit A: Legal Description

Exhibit B: Notification Report

-- End of staff report --

