



Public Works Department
City of Apache Junction
Home of the Superstition Mountains

Date: December 2, 2024

To: Honorable Mayor and Members of the City Council

Through: Bryant Powell, City Manager
Ted Wolff, Public Works Director

From: Raquel Schatz, Project Engineer

Subject: Federal Patented Easements
Proposed Resolution No. 24-37
Chaparral Road Extinguishment

BACKGROUND

Federally Patented Easements (“FPEs”) were created by federal law and inherited by the city from Pinal County upon city formation and subsequent annexations. They are the means whereby properties are accessed by citizens in portions of Apache Junction to mitigate the need of acquisition to serve access to otherwise landlocked parcels. FPEs are typically a total of 66 feet in width with 33 feet on each side of common parcel lines.

EXISTING CONDITIONS

The Chaparral Road (alignment) FPE from Scenic Street to Virginia Street has never been maintained by the city and is not classified as a local roadway. In addition, the FPE does not provide access to any parcels which would be landlocked in the event of extinguishment. Area transportation would not be adversely affected by an extinguishment.

PURPOSE

The owner of the underlying property filed an application for the extinguishment. They are seeking an extinguishment to build the east side and are currently obtaining building permits for a new development.



Public Works Department
City of Apache Junction
Home of the Superstition Mountains

PROCESS

Once the easement has been extinguished, the property owner can apply for a building permit using the property line as opposed to the existing FPE as the setback boundary. The property owner is working with the utility providers to extinguish the utility easements as a requirement from the development services department to obtain the building permit.

RECOMMENDATION

Staff recommends extinguishment of the Chaparral Road (alignment).

ACTION REQUIRED

After tonight's presentation and discussion, this item will be placed on consent agenda scheduled for December 17th, 2024.