



Lake Havasu City

Lake Havasu City
Municipal Courthouse
Council Chambers
92 Acoma Boulevard
Lake Havasu City, Arizona
86403
www.lhcaz.gov

Legislation Text

File #: ID 19-2075, Version: 1

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Development Services Department

SUBJECT:

Adopt Resolution No. 19-3328 Approving and Authorizing Execution of Instruments Necessary to Vacate and Convey Parcel E, Approximately 5,000 Square Feet of Roadway, Between Lots 9 and 10 of Tract 2257, Block 10 (*Stuart Schmeling*)

FUNDING SOURCE:

N/A

PURPOSE:

To authorize the vacation and sale of Tract 2257, Block 10, Parcel E, a 20-foot by 250-foot City-owned roadway located between two commercial properties.

BACKGROUND:

In October of 2018, the owner of the adjacent property at 3181 Maricopa Avenue submitted a letter of request to City staff to purchase a 20-foot by 250-foot parcel adjacent to the property. City owned parcels such as Parcel "E" are located throughout the City, typically found in parking-in-common areas to be developed as a walkway to enhance parking-in-common areas, allowing pedestrian access to the alley.

Upon review, staff determined the property is no longer necessary for public use and could be sold. The utility companies were also notified to determine if the property is needed to provide services. In order to determine a base value, staff contacted commercial real estate agents who provided a \$3.60 per square foot number based on comparable land sales. Using the \$3.60 price, a commercial value of \$18,000 was given to the property.

Staff sent a letter requesting a notarized signature expressing interest in the property for \$9,860.50 to each adjacent owner. Mr. Van Rooy, owner at 3181 Maricopa Avenue, and Mr. John Ritchie, owner of 3183 Maricopa Avenue, responded expressing interest to purchase the portion adjacent to their properties at \$9,860.50 each, copies attached. Since that time, Mr. Van Rooy withdrew his interest and Mr. Ritchie expressed interest in purchasing the entire 20-foot by 250-foot parcel.

The property was posted for the required 60 days. If Council authorizes the vacation and sale of the property, a deed will be created, and the purchaser will take title and tie their portion of Parcel E to the adjoining property.

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

Proceeds from the sale in the amount of \$19,721, in addition to future improvements to the property, will likely increase the assessed valuation and the City will receive additional property tax revenue.

ATTACHMENTS:

Resolution No. 19-3328

Exhibit A

Owner Affidavit - Ritchie

Owner Affidavit - Van Rooy

SUGGESTED MOTION:

I move to adopt Resolution No. 19-3328 approving and authorizing the execution of instruments necessary to vacate and convey Parcel E, located between Lots 9 and 10 of Tract 2257, Block 10, to John Ritchie for \$19,721.00.