

Abandonment or Reversion to Acreage

PZ-AB

ONLINE SUBMITTAL REQUIREMENTS:

- Be prepared with a Parcel Number or Site Address (if multiple, select one initially and the others can be added later in the online application form)
- Property owners contact and signature (affidavit and certification)
- Narrative - typewritten, describing the request and conformance to the Findings for an Abandonment (see below) or for Reversion to Acreage (see below).
- Signatures of each owner of property immediately adjacent to the property proposed for abandonment and/or reversion to acreage with an affidavit stating they understand the zoning application and approve of the abandonment/reversion to acreage
- Site Survey - detailing the specific area for abandonment: the proposed distribution of abandonment property; and existing easements (utility, access, drainage, etc.); prepared by a certified engineer or Arizona Registered Land Surveyor.
- Legal Description of portion of property to be abandoned; prepared by a certified engineer or Arizona Registered Land Surveyor.
- Non-refundable filing fee

OTHER SUBMITTAL ITEMS (THAT MAY BE REQUESTED BY A PLANNER) INCLUDE:

- Pre-application meeting
- Pre-application meeting waiver if applicable
- Copies of recorded easements if applicable

PAYMENTS AND FEES:

Abandonment of public right-of-way requires the applicant to pay Coconino County fair market value for the abandoned property. The abandonment is not final until such payment is made and the appropriate deed is recorded.

FINDINGS:

Applicants for an **abandonment** must provide an explanation of how their request satisfies:

- That said abandonment is in the interests of the general welfare of Coconino County.
- That said abandonment would not prohibit or unduly inhibit access by the public-at-large, nearby property owners, and public utilities.
- That said abandonment would not eliminate public access ways which may be presently in use or desirable for future use.

Applicants for **reversion to acreage** must provide an explanation of how their request satisfies:

- That the subdivided lands to revert to acreage are under one contiguous ownership.
- That no immediate use of such subdivided lands as they were intended appears imminent.
- That such Reversion to Acreage will not be detrimental to the general welfare of Coconino County.