

Important privately owned open space parcels along the Rio de Flag – November 2010

The Friends of the Rio de Flag have a special interest in the following parcels located along the Rio de Flag. We would like to see that at least the natural or man altered geomorphic floodplain and associated riparian areas within these parcels permanently remain as undisturbed open space.

Therefore, we encourage the Open Space Commission to seriously consider the purchase of these parcels for open space. Parcels included are generally adjacent to city owned properties so purchase of them will make a continuous greenbelt area that is accessible by the public.

In each aerial photo copied from the county GIS website the parcel outlined in red is the parcel of interest. The pages are in order from the city limits upstream of Cheshire to downstream along the Rio de Flag channel to the city limits below Picture Canyon.

Parcels listed are generally vacant lands. If not, usually only an odd piece of the property containing the channel would need to be purchased. The exceptions are the parcels adjacent the Rio from Bonito to Thorpe Park, these are residential properties that would need to be purchased to allow construction of the original open channel design proposed by the Corps for the City's Rio Flood control project.

There are also some fairly large parcels included in this list although the Rio channel is a small portion of the property, only the channel and its floodplain would need to be purchased. Two large property owners are not included, which contain a large and significant portion of the Rio channel, was the Museum of Northern Arizona and the Little America Properties.

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Bonito to Wheeler Park properties, pages 6-10

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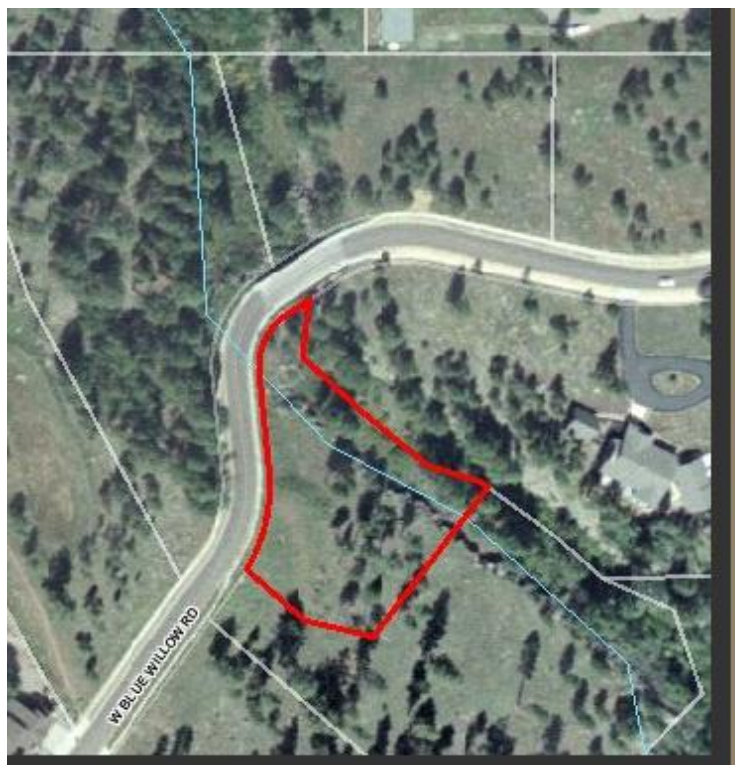
Properties below I-40 near the Mall thru Picture Canyon to City limits, pages 19-22

Properties between Museum Property and Thorpe Park, pages 2-5



Parcel Information

APN	Parcel Address (Physical)		
11122051	2236 W BLUE WILLOW RD		
Owner Primary			
GARBARINO WILLIAM F & DEANNA J CO-TTEES			
Owner Secondary			
GARBARINO DAVID W CO-TRUSTEE			
Mailing Address			
2181 W BLUE WILLOW RD			
City		State	Zip
FLAGSTAFF		AZ	86001
Subdivision			
LOCKETT PARK			
Lot	Parcel Area		
51	1.33AC		
Legal Class			
VACANT LAND			
Last Recorded Deed or Sale			
Recorded Date			Sale Price
3/27/2006			\$0



Parcel Information

APN	Parcel Address (Physical)		
11122027	2271 W BLUE WILLOW RD		
Owner Primary			
JAMISON DARLEEN MARIE TRUSTEE			
Owner Secondary			
JAMISON FAM TRST U/A/D 8-25-86 BYPASS TR			
Mailing Address			
1619 N AZTEC ST			
City		State	Zip
FLAGSTAFF		AZ	86001
Subdivision			
LOCKETT PARK			
Lot	Parcel Area		
27	1AC		
Legal Class			
VACANT LAND			
Last Recorded Deed or Sale			
Recorded Date			Sale Price
12/27/2005			\$0

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel



Parcel Information


APN	Parcel Address (Physical)		
11122026	2301 W BLUE WILLOW RD		
Owner Primary			
JAMISON DARLEEN MARIE TRUSTEE			
Owner Secondary			
JAMISON FAM TRST U/A/D 8-25-86 BYPASS TR			
Mailing Address			
1619 N AZTEC ST			
City		State	Zip
FLAGSTAFF		AZ	86001
Subdivision			
LOCKETT PARK			
Lot	Parcel Area		
26	2.3AC		
Legal Class			
VACANT LAND			
Last Recorded Deed or Sale			
Recorded Date			Sale Price
12/27/2005			\$0



Parcel Information


APN	Parcel Address (Physical)	
11101009K	2555 N FORT VALLEY RD	
Owner Primary		
CHRISTIANA DAVID R CPWROS		
Owner Secondary		
ATWOOD KRISTIE B CPWROS		
Mailing Address		
13990 N SUTHERLAND TRL		
City	State	Zip
TUCSON	AZ	85739
Subdivision		
Lot	Parcel Area	
	1AC	
Legal Class		
RESIDENTIAL		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
8/28/2000	\$0	
Deed Type		

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel



Parcel Information

APN	Parcel Address (Physical)	
10210021N		
Owner Primary	BABCOCK DAVID & GRACE CPWROS	
Owner Secondary		
Mailing Address	3516 W MOUNTAIN	
City	State	Zip
FLAGSTAFF	AZ	86001
Subdivision		
Lot	Parcel Area	
	1.96AC	
Legal Class	VACANT LAND	
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
7/20/2006	\$75,000	
Deed Type	WARRANTY DEED	




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Parcel Information

APN	Parcel Address (Physical)	
10210023B	2121 N CRESCENT DR	
Owner Primary	SHAHER ROBERT C & SARAH JT	
Owner Secondary		
Mailing Address	2121 CRESCENT DR	
City	State	Zip
FLAGSTAFF	AZ	86001
Subdivision		
Lot	Parcel Area	
	0.2AC	
Legal Class	VACANT LAND	
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
7/2/1993	\$0	
Deed Type	JOINT TENANCY DEED	

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel




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Parcel Information

APN	Parcel Address (Physical)	
10210023K	2121 N CRESCENT DR	
Owner Primary		
DECOU ANTHONY B & RUTH ANN JT		
Owner Secondary		
Mailing Address		
1851 N VENUS DR		
City	State	Zip
FLAGSTAFF	AZ	86001
Subdivision		
Lot	Parcel Area	
	0.93AC	
Legal Class		
VACANT LAND		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
3/7/1996	\$0	
Deed Type		
JOINT TENANCY DEED		




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Parcel Information

APN	Parcel Address (Physical)	
10210023L	2100 W VENUS DR	
Owner Primary		
DECOU ANTHONY B & RUTH ANN JT		
Owner Secondary		
Mailing Address		
1851 N VENUS DR		
City	State	Zip
FLAGSTAFF	AZ	86001
Subdivision		
Lot	Parcel Area	
	1.13AC	
Legal Class		
VACANT LAND		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
3/7/1996	\$0	
Deed Type		

Bonito to Wheeler Park properties, pages 6-10



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Parcel Information				
APN		Parcel Address (Physical)		
10006006		424 W DALE AVE		
Owner Primary				
VAGEN LADD & BONNIE JT				
Owner Secondary				
Mailing Address				
PO BOX 1176				
City		State	Zip	
FLAGSTAFF		AZ	86002	
Subdivision				
FLAGSTAFF TOWNSITE				
Lot		Parcel Area		
PT PARK		0.15AC		
ST &		CHATAQ		
Legal Class				
RENTAL RESIDENTIAL				
Last Recorded Deed or Sale				
Recorded Date		Sale Price		
8/31/1998		\$150,000		



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Parcel Information				
APN		Parcel Address (Physical)		
10005012		420 W DALE AVE		
Owner Primary				
MARGO DAVID L				
Owner Secondary				
Mailing Address				
813 W PINE AVE				
City		State	Zip	
PHOENIX		AZ	85027	
Subdivision				
FLAGSTAFF TOWNSITE				
Lot		Parcel Area		
6-11		0.25AC		
Legal Class				
RESIDENTIAL				
Last Recorded Deed or Sale				
Recorded Date		Sale Price		
6/29/2009		\$0		
Deed Type				

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel




Parcel Information		
APN	Parcel Address (Physical)	
10005016A	409 N SITGREAVES ST	
Owner Primary		
PRESIDING BISHOP OF THE CHURCH OF		
Owner Secondary		
JESUS CHRIST OF LATTER DAY SAINTS		
Mailing Address		
50 E NORTH TEMPLE 22ND FLR		
City	State	Zip
SALT LAKE CITY	UT	84150
Subdivision		
Lot	Parcel Area	
	16153SF	
Legal Class		
VACANT LAND		
Last Recorded Deed or Sale		
Recorded Date		Sale Price
5/7/1992		\$0
Deed Type		




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Parcel Information		
APN	Parcel Address (Physical)	
10008007B	413 W DALE AVE	
Owner Primary		
DIVINE AARON KENT		
Owner Secondary		
Mailing Address		
413 W DALE AVE		
City	State	Zip
FLAGSTAFF	AZ	86001
Subdivision		
FLAGSTAFF TOWNSITE		
Lot	Parcel Area	
LTS 19 & 20	0.16AC	
Legal Class		
RESIDENTIAL		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
2/5/2007	\$0	

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel



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Parcel Information		
APN	Parcel Address (Physical)	
10008007D	317 N SITGREAVES ST	
Owner Primary		
FRANKLIN SCOTT & AMY JT		
Owner Secondary		
Mailing Address		
317 N SITGREAVES		
City	State	Zip
FLAGSTAFF	AZ	86001
Subdivision		
FLAGSTAFF TOWNSITE		
Lot	Parcel Area	
21 & 22	0.16AC	
Legal Class		
RESIDENTIAL		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
10/7/1983	\$0	
Deed Type		



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Parcel Information		
APN	Parcel Address (Physical)	
10009012A	314 W CHERRY AVE	
Owner Primary		
PEDEN FRANCES DORA TRUSTEE		
Owner Secondary		
PEDEN FMLY TR DTD 1/7/92		
Mailing Address		
4141 N 31ST ST UNIT 123		
City	State	Zip
PHOENIX	AZ	85016
Subdivision		
FLAGSTAFF TOWNSITE		
Lot	Parcel Area	
POR 5, 6, 7, & 8	0.19AC	
Legal Class		
RENTAL RESIDENTIAL		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
11/30/2000	\$0	

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel

North

South

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Parcel Information

APN	Parcel Address (Physical)	
10009014	312 N SITGREAVES ST	
Owner Primary		
BORDER RUTH ANN		
Owner Secondary		
Mailing Address		
312 N SITGREAVES ST		
City	State	Zip
FLAGSTAFF	AZ	86001
Subdivision		
Lot	Parcel Area	
	0.11AC	
Legal Class		
MIXED LEGAL CLASSES		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
5/17/1991	\$70,000	
Deed Type		
WARRANTY DEED		

North

South


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Parcel Information

APN	Parcel Address (Physical)	
10011012	213 N KENDRICK ST	
Owner Primary		
BEHNAM DARIUS TRUSTEE		
Owner Secondary		
BEHNAM D TRUST DTD 3-22-04		
Mailing Address		
PO BOX 1949		
City	State	Zip
FLAGSTAFF	AZ	86002
Subdivision		
FLAGSTAFF TOWNSITE		
Lot	Parcel Area	
POR 23 & 24	0.1AC	
Legal Class		
RENTAL RESIDENTIAL		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
5/23/2005	\$0	

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel



North

South

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Parcel Information

APN	Parcel Address (Physical)	
10011001	304 W BIRCH AVE	
Owner Primary		
POLIVEMA LARRY		
Owner Secondary		
Mailing Address		
304 W BIRCH AVE		
City	State	Zip
FLAGSTAFF	AZ	86001
Subdivision		
FLAGSTAFF TOWNSITE		
Lot	Parcel Area	
2 & 3	0.15AC	
Legal Class		
RESIDENTIAL		

Last Recorded Deed or Sale

Recorded Date	Sale Price
5/8/1997	\$0
Deed Type	

Properties below Little America Property to Fox Glen Park/Butler, pages 11- 16




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Parcel Information

APN	Parcel Address (Physical)	
10607004B	2050 S RIVER VALLEY RD	
Owner Primary		
NEWBERRY JAMES E		
Owner Secondary		
Mailing Address		
1850 S RIVER VALLEY RD		
City	State	Zip
FLAGSTAFF	AZ	86004
Subdivision		
Lot	Parcel Area	
	5AC	
Legal Class		
VACANT LAND		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
7/11/2003	\$180,000	
Deed Type		
WARRANTY DEED		



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Parcel Information


APN	Parcel Address (Physical)	
10607003D	1850 S RIVER VALLEY RD	
Owner Primary		
NEWBERRY JAMES E		
Owner Secondary		
Mailing Address		
1850 RIVER VALLEY RD		
City	State	Zip
FLAGSTAFF	AZ	86004
Subdivision		
Lot	Parcel Area	
	3.79AC	
Legal Class		
RESIDENTIAL		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
6/23/2004	\$0	
Deed Type		
WARRANTY DEED		

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Parcel Information		
APN	Parcel Address (Physical)	
10607001V	1850 S RIVER VALLEY RD	
Owner Primary		
FLAMME ROBERT		
Owner Secondary		
Mailing Address		
1851 S RIVER VALLEY RD		
City	State	Zip
FLAGSTAFF	AZ	86004
Subdivision		
Lot	Parcel Area	
	2.5AC	
Legal Class		
VACANT LAND		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
7/29/1998	\$0	
Deed Type		
WARRANTY DEED		

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Parcel Information		
APN	Parcel Address (Physical)	
10607003C	1850 S RIVER VALLEY RD	
Owner Primary		
BABBOTT ARTHUR F & HEATHER ANN CPWROS		
Owner Secondary		
Mailing Address		
1414 N RIM DR		
City	State	Zip
FLAGSTAFF	AZ	86001
Subdivision		
Lot	Parcel Area	
	2.5AC	
Legal Class		
VACANT LAND		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
5/6/2010	\$110,000	
Deed Type		
SPECIAL WARRANTY DEED		

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel



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Parcel Information


APN	Parcel Address (Physical)	
10607001S	1751 S RIVER VALLEY RD	
Owner Primary		
ABBOTT JOAN E		
Owner Secondary		
Mailing Address		
PO BOX 721		
City	State	Zip
FLAGSTAFF	AZ	86002
Subdivision		
Lot	Parcel Area	
	2.5AC	
Legal Class		
RESIDENTIAL		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
7/19/1999	\$0	
Deed Type		
OTHER		



Parcel Information

APN	Parcel Address (Physical)	
10607001R	1750 S RIVER VALLEY RD	
Owner Primary		
BATTALI CARL & KATHLEEN S CPWROS		
Owner Secondary		
Mailing Address		
PO BOX 2133		
City	State	Zip
FLAGSTAFF	AZ	86003
Subdivision		
Lot	Parcel Area	
	2.5AC	
Legal Class		
RESIDENTIAL		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
7/13/2001	\$0	
Deed Type		
OTHER		

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel



Parcel Information		
APN	Parcel Address (Physical)	
10607009	1751 S RIVER VALLEY RD	
Owner Primary		
O'NEILL COLLEEN		
Owner Secondary		
Mailing Address		
PO BOX 431		
City	State	Zip
FLAGSTAFF	AZ	86002
Subdivision		
Lot	Parcel Area	
	2.5AC	
Legal Class		
VACANT LAND		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
6/5/2001	\$65,000	
Deed Type		
WARRANTY DEED		



Search			Layers	Info
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Parcel Information				
APN	Parcel Address (Physical)			
10607008	1700 S RIVER VALLEY RD			
Owner Primary				
FORT GARY STEVEN & KRISTINA MARIE CPWROS				
Owner Secondary				
Mailing Address				
523 E CAMANCHE				
City	State	Zip		
FLAGSTAFF	AZ	86001		
Subdivision				
Lot	Parcel Area			
	2.5AC			
Legal Class				
RESIDENTIAL				
Last Recorded Deed or Sale				
Recorded Date	Sale Price			
12/14/2005	\$0			
Deed Type				
WARRANTY DEED				

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel



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Parcel Information

APN	Parcel Address (Physical)	
10607001C	1600 S RIVER VALLEY RD	
Owner Primary		
SHRUM ELIZABETH CPWROS		
Owner Secondary		
RINALDI JAMES CPWROS		
Mailing Address		
1600 S RIVER VALLEY RD		
City	State	Zip
FLAGSTAFF	AZ	86004
Subdivision		
Lot	Parcel Area	
	2.5AC	
Legal Class		
RESIDENTIAL		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
12/1/2006	\$0	
Deed Type		



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Parcel Information

APN	Parcel Address (Physical)	
10607012A	1600 S RIVER VALLEY RD	
Owner Primary		
KIMBRELL PAUL F & TERRY M JT		
Owner Secondary		
KIMBRELL JOHN C & SUE M JT		
Mailing Address		
7241 W UNION HILLS DR		
City	State	Zip
GLENDALE	AZ	85308
Subdivision		
Lot	Parcel Area	
	1.11AC	
Legal Class		
VACANT LAND		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
4/12/2004	\$0	
Deed Type		

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel

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Parcel Information

APN	Parcel Address (Physical)	
10608005N		
Owner Primary	CDR LAND INVESTORS II LLC	
Owner Secondary		
Mailing Address	8777 N GAINEY CENTER DR STE 191	
City	State	Zip
SCOTTSDALE	AZ	85258
Subdivision		
Lot	Parcel Area	
	172.12AC	
Legal Class	VACANT LAND	
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
9/17/2008	\$0	
Deed Type	WARRANTY DEED	


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Parcel Information

APN	Parcel Address (Physical)	
10608003F	101 S ASH LN	
Owner Primary	BRIGHTON DEVELOPMENT INC	
Owner Secondary		
Mailing Address	2390 E CAMELBACK RD STE 320	
City	State	Zip
PHOENIX	AZ	85016
Subdivision		
Lot	Parcel Area	
	57.4AC	
Legal Class	VACANT LAND	
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
11/17/2003	\$390,000	
Deed Type	SPECIAL WARRANTY DEED	

Properties along Soliere and Continental Dr to I=40, pages 17-18




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Parcel Information

APN	Parcel Address (Physical)	
11329001L	3800 N COUNTRY CLUB DR	
Owner Primary		
SINCLAIR OIL CORP SUCCESSOR IN INT TO		
Owner Secondary		
LITTLE AMERICA REFINING CO		
Mailing Address		
PO BOX 30825		
City	State	Zip
SALT LAKE CITY	UT	84130
Subdivision		
Lot	Parcel Area	
	79.92AC	
Legal Class		
VACANT LAND		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
6/15/1990	\$0	
Deed Type		




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Parcel Information

APN	Parcel Address (Physical)	
11702007	426 N COUNTRY CLUB DR	
Owner Primary		
SMITH WARREN STANLEY & JOAN DIANNE JT		
Owner Secondary		
Mailing Address		
7700 SLAYTON RANCH RD		
City	State	Zip
FLAGSTAFF	AZ	86004
Subdivision		
Lot	Parcel Area	
	7.42AC	
Legal Class		
VACANT LAND		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
8/3/1993	\$0	
Deed Type		
JOINT TENANCY DEED		

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel



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Parcel Information

APN	Parcel Address (Physical)	
11702005	426 N COUNTRY CLUB DR	
Owner Primary		
SMITH WARREN STANLEY & JOAN DIANNE JT		
Owner Secondary		
Mailing Address		
7700 SLAYTON RANCH RD		
City	State	Zip
FLAGSTAFF	AZ	86004
Subdivision		
Lot	Parcel Area	
	7.43AC	
Legal Class		
VACANT LAND		
Last Recorded Deed or Sale		
Recorded Date	Sale Price	
8/3/1993	\$0	
Deed Type		
JOINT TENANCY DEED		


Properties below I-40 near the Mall thru Picture Canyon to City limits, pages 19-22

State Land



Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel

Only the southwest corner



Search			Layers		Info	
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Parcel Information						
APN		Parcel Address (Physical)				
11337007A		3051 N EL PASO				
Owner Primary						
UNITED METRO MATERIALS INC						
Owner Secondary						
Mailing Address						
1501 BELVEDERE RD						
City		State	Zip			
WEST PALM BCH		FL	33406			
Subdivision						
Lot		Parcel Area				
		20.64AC				
Legal Class						
VACANT LAND						
Last Recorded Deed or Sale						
Recorded Date		Sale Price				
6/4/2007		\$3,400,000				
Deed Type						
WARRANTY DEED						

State Land at Upper Picture Canyon



Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel

State Land Lower Picture Canyon



Properties below Picture Canyon



Parcel Information

APN		Parcel Address (Physical)	
11305002B		7 N RAIN VALLEY RD	
Owner Primary			
SMITH WILMA V TRUSTEE			
Owner Secondary			
SMITH W V RVCBL TRUST U/A DTD 08-15-01			
Mailing Address			
PO BOX 475			
City		State	Zip
BAGDAD		AZ	86321
Subdivision			
Lot		Parcel Area	
		40AC	
Legal Class			
MIXED LEGAL CLASSES			
Last Recorded Deed or Sale			
Recorded Date		Sale Price	
10/12/2001		\$0	
Deed Type			

Friends of the Rio de Flag - Privately Owned Parcels along the Rio Channel



Parcel Information

APN	Parcel Address (Physical)		
11305002H	7 N RAIN VALLEY RD		
Owner Primary			
SMITH WILMA V TRUSTEE			
Owner Secondary			
SMITH W V RVCBL TRUST U/A DTD 08-15-01			
Mailing Address			
PO BOX 475			
City	State	Zip	
BAGDAD	AZ	86321	
Subdivision			
Lot	Parcel Area		
	20AC		
Legal Class			
VACANT LAND			
Last Recorded Deed or Sale			
Recorded Date		Sale Price	
10/12/2001		\$0	
Deed Type			



Parcel Information

APN	Parcel Address (Physical)		
11305001	6 N RAIN VALLEY RD		
Owner Primary			
CRISP CHARLES SAMUEL			
Owner Secondary			
CRISP JOSEPH EVAN			
Mailing Address			
PO BOX 325			
City		State	Zip
FLAGSTAFF		AZ	86002
Subdivision			
Lot	Parcel Area		
	29.66AC		
Legal Class			
VACANT LAND			
Last Recorded Deed or Sale			
Recorded Date		Sale Price	
6/18/1987		\$0	
Deed Type			