**TOWN OF PAYSON**
**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Town Council will hold a Public Hearing on March 23, 2006, at 6:00 p.m., concerning Application P-310-05, filed by Payson Development Group, LLC, property owners; G. Michael Horton, representative; for a zone change request from R1-175 to R1-6, for approximately 8.2 acres located at 2009 N. McLane Road, Payson, Arizona. The request is to rezone the subject property for 35 single family detached lots and two tracts. The Gila County tax parcel number for the property is 302-35-007A.

Interested persons may file a statement in writing for or against the proposed amendment to the Unified Development Code (UDC) or appear and be heard at the hearing date set forth. The Council hearing will be held in the Council Chambers at Town Hall, located at 303 North Beeline Highway, Payson, Arizona, Phone Number 474-5242.

The Town of Payson endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 474-5242 (voice) or 472-6449 (TDD) to request an accommodation to participate in this meeting.

Community Development Department
Town of Payson

PUB: March 7, 2006

MAR 2 3 2006 F.2 pulled

APR 1 3 2006 F.4

**TOWN OF PAYSON**
**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a Public Hearing on November 14, 2005, at 4:00 p.m., and the Town Council will hold a Public Hearing on December 8, 2005, at 6:00 p.m., concerning Application P-310-05, filed by Payson Development Group, LLC, property owners; G. Michael Horton, representative; for a zone change request from R1-175 to R1-6, for approximately 8.2 acres located at 2009 N. McLane Road, Payson, Arizona. The request is to rezone the subject property for 35 single family detached lots and two tracts. The Gila County tax parcel number for the property is 302-35-007A.

The Council Hearing date will be continued if the Planning and Zoning Commission has not given a recommendation. Interested persons may file a statement in writing for or against the proposed amendment to the Unified Development Code (UDC) or appear and be heard at the hearing dates set forth. The Planning and Zoning Commission hearing and the Council hearing will be held in the Council Chambers at Town Hall, located at 303 North Beeline Highway, Payson, Arizona, Phone Number 474-5242.

The Town of Payson endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 474-5242 (voice) or 472-6449 (TDD) to request an accommodation to participate in this meeting.

Ray Jones, Chairperson
Planning and Zoning Commission

PUB: October 28, 2005

DEC 0 8 2005 F.1

JAN 1 2 2006 F.1

**P-310-05**

Barbara Underwood moved, seconded by Mark Waldrop, that the Planning and Zoning Commission recommend to the Town Council **approval** of P-310-05, a zoning change request from R1-175 to R1-6, for the purpose of a proposed thirty-five (35) lot, single family residential subdivision, 'Mogollon Ridge' on 8.2 acres of land, at 2009 North McLane Road, with Tax Parcel Number 302-35-007A and a portion of 302-35-006E, with the following conditions:

1. Development on the property shall be limited to two (2) Equivalent Residential Units (ERU's) as calculated under Chapter 50 of the Code of Payson and Ordinances 480, 528, and 537 as amended, unless the owner/developer of the property provides the Town with a new, adequate water supply for additional development.

2. The development shall be in substantial conformance with the site plan as submitted in the staff report.

3. The developer shall provide adequate sanitary facilities, depicted in the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District, prior to final plat approval.

4. A lot line adjustment creating the parcel requested for the zoning change shall be recorded prior to submittal of the preliminary plat.

5. If any conditions, one through four above, cannot be met or the applicant does not have an approved Final Plat within two (2) years of the approval date of the zoning change, then the R1-6 rezoning may revert to the original R1-175 zoning, pending Council Action.

**Motion carried 2-1 with James Scheidt casting the dissenting vote.**

# Summary
# Memo

To: Town Council

***AMENDED***
***3-1-06***

From: Ray Erlandsen
Zoning Administrator

Subject: **P-310-05 Zone Change Request**
2009 N. McLane Road
(Proposed Mogollon Ridge Subdivision)

Date: March 1, 2006

* The Applicant is requesting approval of a zone change from R1-175 to R1-6 for the proposed development of 35 single family residential lots to be called Mogollon Ridge on 8.2 acres at 2009 N. McLane Rd.

* This request meets the requirements of the Land Use Element of the General Plan.

* This request meets the requirements of the Water Resources Element of the General Plan, if condition one (1) of the staff report is adopted.

* On November 14, 2005, the Planning and Zoning Commission reviewed this application at a public hearing and recommends the Town Council **Approve** P-310-05, a zone change from R1-175 to R1-6, with 5 conditions.

* ***This item was scheduled for the December 8, 2005, Town Council meeting, but was pulled from the agenda by Mayor Brewer at the request of the applicant.***

* ***Staff has determined that a protest petition submitted by adjacent residents requires a favorable vote of three-fourths of the members of the Council to effect this zoning change request.***

Jerry's

# PETITION AGAINST ZONE CHANGE

**I AM OPPOSED TO THE ZONE CHANGE REQUEST BY PAYSON DEVELOPMENT GROUP, REPRESENTED BY G. MICHAEL HORTON, AT 2009 N. MCLANE ROAD (P-310-05). I LIVE WITHIN 150 FEET OF THE PROPERTY.**

| DATE | SIGNATURE | PRINTED NAME | ADDRESS |
|---|---|---|---|
| 12-5-05 | Lee A. Meyers | Lee A. Meyers | 322 W. Corral Dr. |
| 12-5-05 | Yvonne Hamm | Yvonne Hamm | 316 W. Corral Dr |
| 12-5-05 | Robert & Sandra Yoltz | Robert & Sandra Yoltz | 312 W Corral Dr |
| 12-5-05 | R. Maxine Ritte | Charles R Maxine Ritte | 310 W Corral Dr |
| 12-5-05 | Ruth Hulse | RUTH HULSE | 307 W HOUSTON MESA |
| 12-5-05 | Joe and Eileen Sidley | JOE AND EILEEN | 319 W Corral Dr. |
| 12-5-05 | Steve, Candice Lloyd | steve, Candice Lloyd | 318 W. CORRAL Dr. |
| 12-5-05 | Chris Proctor | Christina Proctor | 323 W Corral Dr. |
| 12-5-05 | | Christopher T Proctor | 323 W CORRAL DR |
| 12-6-05 | Joe K. Ando | JOE K. ANDO | 327 W. CORRAL DR |
| 12-8-05 | Tanya Vance | Tanya Vance | 320 W. Corral DR. |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

RECEIVED
Town Clerk
0
DEC 08 2005
1:34
Town of Payson

## Excerpt from Arizona Revised Statutes:

### 9-462.04. Public hearing required

H. If the owners of twenty per cent or more either of the area of the lots included in a proposed change, or of those immediately adjacent in the rear or any side thereof extending one hundred fifty feet therefrom, or of those directly opposite thereto extending one hundred fifty feet from the street frontage of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of three-fourths of all members of the governing body of the municipality. If any members of the governing body are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, provided that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body.

## G. Council Action

1. If the owners of 20% or more either of the area of the lots included in a proposed change, or of those immediately adjacent in the rear or any side of the lot extending 150 feet, or of those directly opposite of the lot extending 150 feet from the street frontage of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of three-fourths of the members of the Council. If members of the Council are unable to vote on the issue because of conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, provided that such required number of votes shall in no event be less than a majority of the full membership of the Council.
2. Upon receipt of the Commission's recommendation, the Council shall hold at least one public hearing, within a reasonable time thereafter, after first noticing in the same manner as is required of the commission, and may thereupon take appropriate action. It shall not be the responsibility of the Town to maintain the posting once erected.

Mayor
cc: F. Carpenter
1-17-06 Council
PB

RECEIVED
JAN 17 2006
Town of Payson

16 January 2006

To: Mayor and Town Council, Town of Payson
Ray Erlandsen, Zoning Administrator
James Scheidl, Chairman, Planning and Zoning Commission

From: James H. Garner III

Re: My letter of Challenge 12 January, 2006

Until further notice I hereby remove my challenge on both parts as stated in my letter of Jan 12,2006.
I resolve the right to re-challenge at any time.

James H. Garner III
209 N. Heritage Lane
Payson, AZ 85541

12 January 2006

To: Mayor and Town Council, Town of Payson
Ray Erlandsen, Zoning Administrator
James Scheidl, Chairman, Planning and Zoning Commission

Re: Challenge to petition filed by Lori Meyers for zoning change application P310-05

My challenge to this petition is two parts;

First, are all the joint ownership properties signed by all the owners? It is my opinion that if they are not then those signatures might not be valid and should not count.

Second, are all the valid signatures on either the rear or on the side and not accumulative? ARS 9-462.04 clearly states it must be one or the other to achieve the twenty percent needed to force the Town Council vote to three-fourths.

I am not submitting this challenge in behalf of anyone other than myself. I only want to make sure each and every citizen gets there due process.

James H. Garner III
209 N. Heritage Drive
Payson, AZ 85541

RECEIVED
JAN 12 2006
COMMUNITY DEVELOPMENT

P-310-05

**Property Owners within the Minimum 300' Radius and Additional Notification Requirements for 2009 N. McLane Rd. & 215 W. Houston Mesa Rd.**

DONNA CARLSON MARR
10313 CHAPARRAL DR
SUN CITY AZ 85373

ARIANNA LLC
520 WASHINGTON BLVD #909
MARINA DEL RAY CA 90292

BENNY & JANICE BURNS
2105 N FLORENCE RD
PAYSON AZ 85541

MATTHEW & BRENDA PECHARICH
PO BOX 640
GLENDALE AZ 85311

VANESSA FOSHOLT
606 N BOBBY JONES
PAYSON AZ 85541

DENNIS & SHARON TOVAR
10778 E PALM WAY
GOLD CANYON AZ 85219

BERTIE BRICE & VIRGINIA SINANOVIC
PO BOX 1548
PAYSON AZ 85547

ROGER & SHARON OHANLON TRUSTEES
PO BOX 36
PAYSON AZ 85547

NORMAN & PATRICIA ARNOLD TRUSTEES
324 W ROUNDUP RD
PAYSON AZ 85541

MARGARET JESUS
330 W ROUNDUP RD
PAYSON AZ 85541

BERNIE CLAYPOOLE JR & JODY SILVA
8353 W CYPRESS
PHOENIX AZ 85037

FRANK & MARY BOWMAN
209 E MCKINLEY
TEMPE AZ 85281

RANDY & CINDY GIFFORD
912 W LINDER AVE
MESA AZ 85210

MICHAEL & MICHELLE MILLER TRUSTEE
2016 N VERDE CR
PAYSON AZ 85541

WILLIAM BARR
322 W ROUNDUP
PAYSON AZ 85541

JOHN & LUANN CARPINO
204 W CHATEAU CR
PAYSON AZ 85541

RICHARD & DEBORAH GRZYB
2 W KNIGHT LN
TEMPE AZ 85284

MORRIS & SUSAN WILLIAMS
PO BOX 2302
PAYSON AZ 85547

CHRISTOPHER & CHRISTINE PROCTOR
323 W CORRAL DR
PAYSON AZ 85541

WILLIAM WILSON
324 W CORRAL DR
PAYSON AZ 85541

JOSEPH MARTIN
2005 N MCLANE
PAYSON AZ 85541

BOBBY & JANE BARRETT
PO BOX 527
PAYSON AZ 85547

RICHARD, RAY & ERLINDA GOMEZ
2137 S ANAANEA ST
MESA AZ 85208

JESSE & JO ANN WALLACE
412 W JONES DR
PAYSON AZ 85541

PAUL VINCENT & LEA LENEBERG
404 W JONES DR
PAYSON AZ 85541

CAROL LA VALLEY
400 W JONES DR
PAYSON AZ 85541

JAMES & MARGARET PARTRIDGE
400 W CORRAL CR
PAYSON AZ 85541

ROBERT HENLEY
1300 W AVIATOR CR
PAYSON AZ 85541

KENNETH & KELLIE COSTELLO
2003 N MCLANE RD
PAYSON AZ 85541

JOY RICHARDS & PAUL BATES
PO BOX 3331
PAYSON AZ 85547

P-310-05

**Property Owners within the Minimum 300' Radius and Additional Notification Requirements for 2009 N. McLane Rd. & 215 W. Houston Mesa Rd.**

AUDRA CLARK
PO BOX 317
YOUNG AZ 85554

JAMES BRADFORD TRUSTEE
401 W JOHNSON DR
PAYSON AZ 85541

DORIS LONG
HC 6 BOX 1333
PAYSON AZ 85541

PAUL PERKINS TRUSTEE
406 W JONES DR
PAYSON AZ 85541

TALOWA LIMITED PARTNERSHIP
3834 E TALOWA ST
PHOENIX AZ 85044

ORCHID PROPERTIES LLC
PO BOX 3262
PAYSON AZ 85541

JEANIE LANGHAM
602 E CONTINENTAL DR
PAYSON AZ 85541

JASON PHILLIMORE
431 S BEELINE HWY
PAYSON AZ 85541

CURRENT OCCUPANT
2100 N FLORENCE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2101 N FLORENCE RD
PAYSON AZ 85541

CURRENT OCCUPANT
300 W HOUSTON MESA RD
PAYSON AZ 85541

CURRENT OCCUPANT
301 W HOUSTON MESA RD
PAYSON AZ 85541

CURRENT OCCUPANT
303 W HOUSTON MESA RD
PAYSON AZ 85541

CURRENT OCCUPANT
305 W HOUSTON MESA RD
PAYSON AZ 85541

RUTH HULSE
307 W HOUSTON MESA RD
PAYSON AZ 85541

CURRENT OCCUPANT
2019 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2017 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2016 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2022 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
1903 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2021 N VERDE CR
PAYSON AZ 85541

CURRENT OCCUPANT
2019 N VERDE CR
PAYSON AZ 85541

CURRENT OCCUPANT
2017 N VERDE CR
PAYSON AZ 85541

CURRENT OCCUPANT
306 W ROUNDUP RD
PAYSON AZ 85541

CURRENT OCCUPANT
332 W ROUNDUP RD
PAYSON AZ 85541

CURRENT OCCUPANT
325 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
321 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
311 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
309 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
303 W CORRAL
PAYSON AZ 85541

P-310-05

Property Owners within the Minimum 300' Radius
and Additional Notification Requirements for
2009 N. McLane Rd. & 215 W. Houston Mesa Rd.

ROBERT & GLENDA ROARK
313 W HOUSTON MESA RD
PAYSON AZ 85541

GAYLE GOODWIN
2017 N VERDE CR
PAYSON AZ 85541

HOWARD MACRENO III
& HOWARD MACRENO SR
2120 E BLUEFIELD AVE #140
PHOENIX AZ 85022

C.W. STRAITOR
8032 E MESETO AVE
MESA AZ 85208

KENNETH RUSSELL
12653 N 25TH AVE
PHOENIX AZ 85029

GEORGE & OLETA MATSON
1301 E BOLIVAR ST
PAYSON AZ 85541

PAUL & TANYA VANCE
PO BOX 1476
SALLISAW OK 74955

LEE MEYERS
322 W CORRAL DR
PAYSON AZ 85541

RICHARD & CAROL
VONBARANDY TRUSTEES
3103 E INDIAN RUIN RD
PAYSON AZ 85541

LESLEY & VLIET HULSE
HC 1 BOX 676
STRAWBERRY AZ 85544

LEWIS DENNEY
PO BOX 148
PAYSON AZ 85547

CAROL FAGAN
224 W CORRAL DR
PAYSON AZ 85541

WILLIAM ULERY &
JESSICA GOACHER
455D MESA DR
MESA AZ 85210

DIANA FLETCHER
311 W HOUSTON MESA RD
PAYSON AZ 85541

DALE KASL
2028 E PALM LN
PHOENIX AZ 85006

KAREN BALTZ
313 W CORRAL DR
PAYSON AZ 85541

DONALD & EARLENE
WILFONG
PO BOX 100
PAYSON AZ 85547

PAYSON DEVELOPMENT
GROUP LLC
PO BOX 427
PAYSON AZ 85547

DOUGLAS & MARCIA
MADDEROM
6640 E VOLTAIRE
SCOTTSDALE AZ 85254

MICHAEL & PATRICIA
MCGUCKIN
1120 N 25TH ST
MESA AZ 85213

BARBARA OLDSON
HC 3 BOX 541E
PAYSON AZ 85541

JOE & MILLIE ANDO
505 S FT MCDONALD DR
PAYSON AZ 85541

CHARLES & MAXINE LITTLE
310 W CORRAL DR
PAYSON AZ 85541

KAREN ROSKY
405 W JOHNSON DR
PAYSON AZ 85541

MICKIE & ROBERT
MCCROCKLIN
PO BOX 1060
PAYSON AZ 85547

JOSEPH M & FRANCES E
SEIBERT
319 W CORRAL DR
PAYSON AZ 85541

ROBERT LORENZ &
YVONNE HAMM
316 W CORRAL DR
PAYSON AZ 85541

RON & ANNA MONTENEGRO
10554 E BLANCHE DR
SCOTTSDALE AZ 85255

GLENN GROENKE TRUSTEE
11022 E FLINTLOCK CT
SUN LAKES AZ 85248

DONALD & FLORENCE STONE
19604 N 107TH DR
SUN CITY AZ 85373

P-310-05

**Property Owners within the Minimum 300' Radius and Additional Notification Requirements for 2009 N. McLane Rd. & 215 W. Houston Mesa Rd.**

CURRENT OCCUPANT
222 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
302 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
308 W CORRAL
PAYSON AZ 85541

TANYA VANCE
320 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
304 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
317 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
315 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
307 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
314 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
2004 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2000 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
405 W JOHNSON DR
PAYSON AZ 85541

CURRENT OCCUPANT
407 W JOHNSON DR
PAYSON AZ 85541

CURRENT OCCUPANT
500 W JOHNSON DR
PAYSON AZ 85541

CURRENT OCCUPANT
2103 N FLORENCE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2012 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2020 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
1905 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2002 N MCLANE RD
PAYSON AZ 85541

SUSAN MACNAB
7809 E PLAZA AVE
SCOTTSDALE AZ 85250

TRACIE & DANIEL BAILEY
305 W CORRAL DR
PAYSON AZ 85541

MARLENE ROSKY-RITZ
TRUSTEE
309 W HOUSTON MESA RD
PAYSON AZ 85541

STEVE & CANDICE LLOYD
318 W CORRAL DR
PAYSON AZ 85541

ROBERT & SANDRA YOUTZ
312 W CORRAL DR
PAYSON AZ 85541

James Garner III
209 N Heritage Ln
Payson AZ 85541

**APPLICATION NO. P-310-05**

# TOWN OF PAYSON
# ZONING ADMINISTRATOR - PLANNING & ZONING COMMISSION

The applicant(s) hereby applies for a **ZONING CHANGE** as indicated below pursuant to and in accordance with the Unified Development Code, Ordinance 466, of the Town of Payson.

Application for: A zone change request from R1-175 to R1-6, for approximately 8.2 acres located at 2009 N. McLane Road, Payson, Arizona. The request is to rezone the subject property for 35 single family detached lots and two tracts. The Gila County tax parcel number for the property is 302-35-007A.

| | |
|---|---|
| Subject Property Site: | **2009 N. McLane Rd.** |
| Tax Parcel #'s: | **302-35-007A** |
| Subdivision Name: | **N/A** Lot(s): **N/A** |
| Applicant's Name(s): | **Payson Development Group, LLC, property owners; G. Michael Horton, representative,** |
| Mailing Address: | **P.O. Box 279, Payson, AZ 85547** |

---

**PLACE - PAYSON TOWN HALL COUNCIL CHAMBERS**
**DATE & TIME - March 23, 2006 -- Council Hearing @ 6:00 P.M.**

# NOTICE
# PUBLIC
# HEARING

**ZONING**

# Memo

To: Town Council

From: Ray Erlandsen
Zoning Administrator

Subject: Zone Change Request - P-310 -05
2009 N. McLane Road

Date: January 3, 2005

- The Applicant is requesting approval of a zone change from R1-175 to R1-6 for the proposed development of 35 single family residential lots to be called Mogollon Ridge on 8.2 acres at 2009 N. McLane Rd.

- On May 9, 2005, the Planning and Zoning Commission reviewed this application at a public hearing and recommends the Town Council **Approve** P-313-05, a zone change from R1-8-MH to R3-MH, with 3 conditions, as listed on page four of the staff report.

- This request was scheduled for a public hearing at the December 8, 2005, Council meeting.

- Prior to the December 8, 2005, Council meeting, the Applicant requested this item be postponed until the January 12, 2006, Town Council Meeting.

- On December 8, 2005, the enclosed petition was received in opposition to the applicant's request for rezoning (see attached).

- Staff has determined, based on the petition submitted, that three-fourths of the members of the council are required to vote favorably in order for the zone change to become effective.

- Attached are excerpts from Arizona Revised Statute 9-462.04, H and the Town of Payson Unified Development Code (UDC), Section 15-09-008, G.1, listing the above requirements for a three-fourths majority vote.

# Summary
# Memo

To: Town Council

From: Ray Erlandsen
Zoning Administrator

Subject: **P-310-05 Zone Change Request**
2009 N. McLane Road
(Proposed Mogollon Ridge Subdivision)

Date: November 17, 2005

* The Applicant is requesting approval of a zone change from R1-175 to R1-6 for the proposed development of 35 single family residential lots to be called Mogollon Ridge on 8.2 acres at 2009 N. McLane Rd.

* This request meets the requirements of the Land Use Element of the General Plan.

* This request meets the requirements of the Water Resources Element of the General Plan, if condition one (1) of the staff report is adopted.

* The applicant originally submitted an application to rezone 12.4 acres from R1-175 to R1-6 and R3-PAD at 2009 N. McLane Rd. and 215 W. Houston Mesa Road. After being scheduled for public hearings in March, 2005, the applicant requested the matter be tabled until further information could be prepared.

* The applicant has now submitted a proposal to rezone 8.2 acres from R1-175 to R1-6 for the development of the original 35 lot subdivision for single family residential dwellings (R1-6) only.

* A request to rezone the remaining property to R3-PAD, after a required lot line adjustment, will be submitted in the future and will be processed as a new application. At that time, requirements for a new application must be completed including a new citizen's participation plan.

* On November 14, 2005, the Planning and Zoning Commission reviewed this application at a public hearing and recommends the Town Council **Approve** P-310-05, a zone change from R1-175 to R1-6, with 5 conditions.

# TOWN OF PAYSON
# REPORT TO THE
# PLANNING & ZONING COMMISSION

November 7, 2005

**FROM:** Ray Erlandsen
Zoning Administrator

**SUBJECT:** Proposed **Zoning Change** from R1-175 to R1-6, for the purpose of a proposed thirty-five (35) lot, residential subdivision "Mogollon Ridge" on approximately 8.2 acres of land.

## I. INTRODUCTION

**MEETING DATE:** **NOVEMBER 14, 2005**

**CASE NUMBER:** **P-310-05**

**LOCATION:** The proposed 'R1-6' property is located on the east side of N. McLane Road between the Payson Pines and Payson Ranchos Unit 1 Subdivisions and is currently addressed as 2009 N. McLane Rd.

**TAX PARCEL:** 302-35-007A & a portion of 302-35-252

**APPLICANTS:** Payson Development Group; property owners
G. Michael Horton, representative

**REQUEST:** "Request to rezone 8.2 acre parcel from R1-175 to R1-6, for a subdivision of 35 lots (6,000 S.F. min.) and 2 tracts."

**PURPOSE:** To determine how a request for a change in zoning classification, from R1-175 to R1-6 shall be recommended to the Town Council.

## II. EXISTING LAND USE/ZONING DESIGNATION:

**EXISTING SITE:** Undeveloped Single Family Residential Property / R1-175

**NORTH:** Developing Single Family Residential Property / R1-6-MH-PAD
(Payson Pines Subdivision)

**SOUTH WEST:** Developed Single Family Residential Property / R1-6
(Payson Ranchos Unit 1)

**WEST:** Developed Single Family Residential Property / R1-175
(2008 N. McLane Rd.)

**EAST:** Undeveloped Single Family Residential Property / R1-175

## III. PROJECT DESCRIPTION:

A. The applicant originally submitted an application for rezoning of 12.4 acres from R1-175 to R1-6 and R3-PAD for 2009 N. McLane Rd. and 215 W. Houston Mesa Road scheduled for a public hearing at the March 7, 2005 P & Z Commission meeting. It was tabled to the March 28, 2005 meeting. Prior to the March 28, 2005 meeting, the applicant requested it be tabled until further information could be prepared.

B The applicant has now submitted a proposal for rezoning 8.2 acres from R1-175 to R1-6 for the development of a 35 lot subdivision for single family residential dwellings (R1-6) only.

C. A request to rezone the remaining property to R3-PAD, after a required lot line adjustment, will be submitted in the future and will be processed a new application. At that time, requirements for a new application must be completed including a new citizen's participation plan.

## IV. PREVIOUS ZONING & BUILDING ACTIONS:

A. **Zoning Actions** - On January 3, 1972, the Gila County Board of Supervisors approved a Gila County P & Z Commission Request (Z-15-71) to "rezone to R1-170 all existing U.S. Forest Service land lying within the Payson zoned area; being portions of T 10 N, R 10 E & T 11 N, R 10 E."

Note: No ordinance was found that would initiate the Zoning Map change from R1-170 to R1-175, however the Zoning Map has depicted the change since 1977.

B. **Building Actions** - No Building Permits have been issued for this property.

## V. APPLICABLE REQUIREMENTS:

Section 15-09-008 of the Town of Payson Unified Development Code, explains the requirements and procedures for a change in zoning classification. A summary of the requirements are as follows; a completed Town application form which includes a detailed description of the request for the zoning change, proof of ownership of the subject property, a 300' radius map of the subject property and surrounding properties within 300' of the subject property boundaries, notification of all property owners within the 300 foot radius, a legal description of the subject property and appropriate filing fees. Ordinance 552 and Resolution 1399, also requires a Citizen Participation Plan.

## VI. BACKGROUND INFORMATION:

A. This property does have frontage on a dedicated and improved ROW (Rights of Way), N. McLane Road and W. Houston Mesa Road.

B. This property is not within a floodplain designated area.

C. District Standards for the R1-6 classification are as follows:

| *District* | *Minimum Lot Size* | | | | *Max Lot Cover* | *Minimum Yard Setbacks* | | | | *Min Space Between Buildings* | *Public Water Sewer Required* [4] |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | *Area sq. ft.* | *Width*[1] | *Depth*[2] | *D/U Area* | | *Front* | *Rear* | *Side* | *Strt Side* | | |
| R1-6 | 6,000 | 60' | 90' | 6,000 | 50% | 20' | 20' | 5' | 10' | 10' | YES |

## VII. ANALYSIS:

### A. Compliance of the Proposed Zoning Request with the Land Use Element of the General Plan

#### 1. Compliance with the Density Requirements

a. Proposed R1-6

This property is depicted as High Density in the Land Use Element. R1-6 is listed in the current Land Use Element as High Density with up to 7.26 units/acre. As presented, there would be 35 dwelling units on 8.2 gross acres. Calculation: 35 DU ÷ 8.20 acres = 4.27 DU per acre.

### B. Compliance of the Site Plan with Proposed District Standards

1. Proposed **R1-6** District

   a. All proposed lots 1 thru 35 exceed the 6,000 sq.ft. area requirement.
   b. All proposed lots 1 thru 35 exceed the 60 foot width requirement.
   c. All proposed lots 1 thru 35 exceed the 90 foot depth requirement.
   d. All proposed lots 1 thru 35 meet the 'depth to width' ratio of three to one.(See Section 15-07-002, Item E.3 of the UDC)

2. Currently this proposal consists of one entire parcel at 2009 N. McLane Road and part of the parcel at 215 W. Houston Mesa Road. A lot line adjustment would be required to be recorded, prior to submittal of a preliminary plat, which would create the parcel requested for the zoning change.

### C. Compliance of the Site Plan with Subdivision Standards

Although the specific requirements of the subdivision development standards will be reviewed at the preliminary plat stage, cursory review is done at this time to insure compliance with goals and objectives of the Town Council, the requirements of the Unified Development Code and state law.

#### 1. Transportation, Circulation, and Hillside Subdivision Impacts

LaRon Garrett, the Town Engineer, has reviewed the proposed site plan and has no major concerns with the conceptual design. He feels there are issues that need to be addressed, but are more appropriate at the preliminary plat stage, if the proposed zoning districts and uses are established.

#### 2. Water

As the current zoning is R1-175, which would allow four acre parcels and this parcel is 8.2 acres, development on the property shall be limited to two (2) Equivalent Residential Units (ERU's) as calculated under Chapter 50 of the Code of Payson and Ordinances 480, 528 and 537 as amended, unless the owner/developer of the property provides the Town with a new, adequate water supply for additional development.

#### 3. Sanitary Facilities

Public sanitary facilities would be required for R1-6 zoning. The developer is required to provide adequate sanitary facilities, depicted in the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District, prior to Final Plat approval.

4. **Fire Safety**

Mike Winters, the Town Fire Marshal, has given preliminary approval to the proposed site plan as presented. Final comments would be appropriate at the preliminary plat stage.

5. **Street design, street naming, drainage, easements, slope analysis map** and other subdivision requirements are reviewed at the Preliminary Plat stage, when the zoning has been established and more specific information (ex. Hydrology report, soils tests) has been submitted for review.

**D. Compatibility with adjacent zoning districts**

Staff finds the proposed R1-6 zoning to be compatible and identical with the zoning for the Payson Pines Subdivision on the North and the Payson Ranchos Subdivision on the South.

Staff does have a concern with the property at 2008 N. McLane Road, which would still be zoned R1-175 and left as an island in the middle of R1-6 zoning districts.

**E. Compatibility with the topography**

The proposed development could be compatible with the topography.

**F. Citizen's Participation Report**

The Citizen's Participation Report, submitted with the original application, is enclosed. As the R1-6 portion of the original application is substantially unchanged and as it has not been twelve months since the citizen's participation meeting, staff accepted the original report.

**G. Citizen Input**

Letters in favor and opposed to the original proposed zoning change were received. This information is attached for Commission review.

## VIII. FINDINGS OF FACT

1. The proposed R1-6 zoning could be compatible with the R1-6-MH-PAD zoning to the north and the R1-6-MH zoning to the southwest.

2. The proposed R1-6 zoning would leave a R1-175 "island" at 2008 N. McLane Rd.

3. The proposed R1-6 zoning is compatible with the current Land Use Element of the General Plan.

4. The proposed Mogollon Ridge subdivision could be compatible with the topography and adjacent property uses.

## IX. RECOMMENDATION FOR P-310-05:

As the requested zone change from R1-175 to R1-6 is in conformance with the Land Use Element of the General Plan, meets the requirements for district standards for the proposed R1-6 and would meet the requirements for the Water Use Element of the General Plan if condition one is approved, staff recommends that:

The Planning & Zoning Commission recommend to the Town Council **approval** of **P-310-05**, a **zoning change request from R1-175 to R1-6**, for the purpose of a proposed thirty-five (35) lot, single family residential subdivision, 'Mogollon Ridge' on 8.2 acres of land, at 2009 N. McLane Road, with Tax Parcel Number 302-35-007A and a portion of 302-35-006E, with the following conditions:

1. Development on the property shall be limited to two (2) Equivalent Residential Units (ERU's) as calculated under Chapter 50 of the Code of Payson and Ordinances 480, 528 and 537 as amended, unless the owner/developer of the property provides the Town with a new, adequate water supply for additional development.

2. The development shall be in substantial conformance with the site plan as submitted in the staff report.

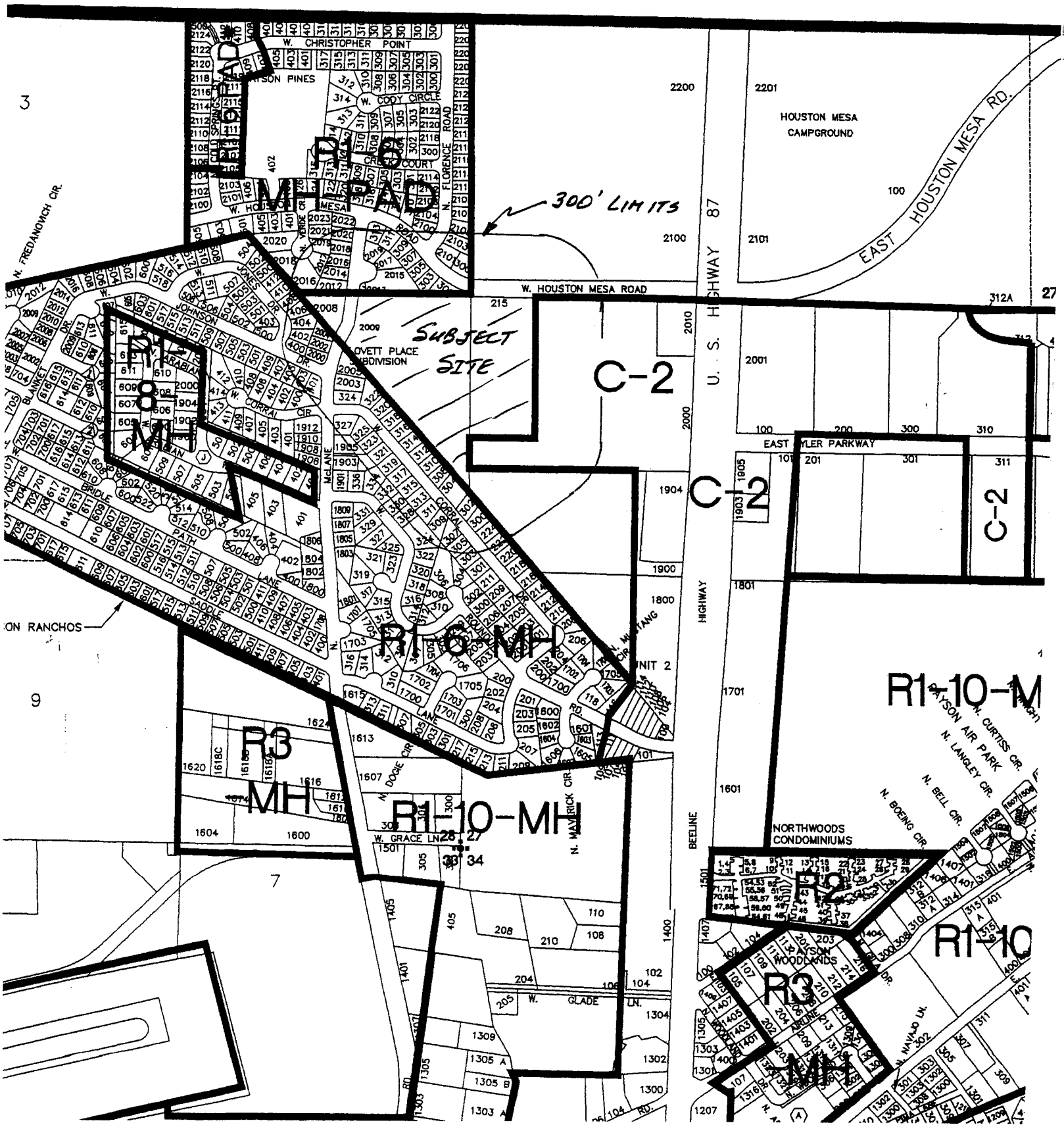
3. The developer shall provide adequate sanitary facilities, depicted in the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District, prior to Final Plat approval.

4. A lot line adjustment creating the parcel requested for the zoning change shall be recorded prior to submittal of the preliminary plat.

5. If any conditions, one through four above, cannot be met or the applicant does not have an approved Final Plat within two (2) years of the approval date of the zoning change, then the R1-6 rezoning may revert to the original R1-175 zoning, pending Council Action.

P-310-05

# Map Depicting the Subject Site with 300' Limit and Additional Notification Requirements for 2009 N. McLane Rd. & 215 W. Houston Mesa Rd.



# SITE PLAN

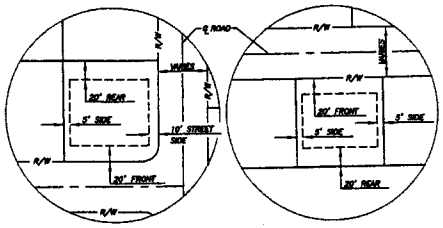
## FOR

## MOGOLLON RIDGE

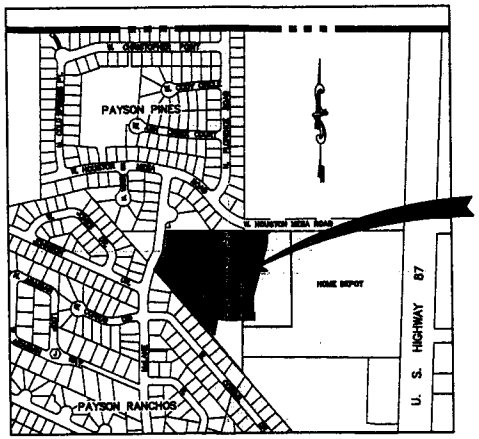
A PORTION OF PARCEL A, GOVERNMENT LOT 1 OF SECTION 27, AS SHOWN ON MAP 2680 GILA COUNTY RECORDS, LOCATED IN THE SE 1/4 OF SECTION 26, T. 11 N., R. 10 E. OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA


**OWNER/DEVELOPER**

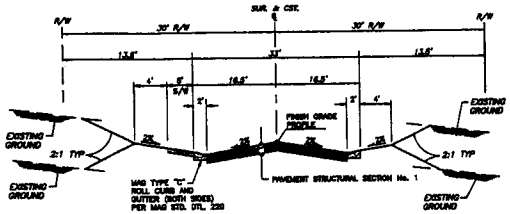
PAYSON DEVELOPMENT GROUP, LLC
P.O. BOX 279
PAYSON, ARIZONA 85547
PHONE (928) 474-2554


**TYPICAL R1-6 LOT SETBACKS**
N.T.S.




**VICINITY MAP**
N.T.S.




**TYPICAL R1-6 ROADWAY SECTION**
N.T.S.

*Prepared by*


TETRA TECH, INC.
INFRASTRUCTURE SOUTHWEST GROUP
421 S. Beeline Highway, Payson, AZ 85541
(928) 474-4626 FAX (928) 474-4867


*Project No. 6378.0003*

1-800-STAKE-IT
1-800-782-5348

**PROJECT COMPUTATIONS**

| | |
|---|---|
| TOTAL AREA | 9.2 AC. |
| PUBLIC STREETS | 2.8 AC. |
| LOTS | 5.1 AC. |
| TRACTS (DRAINAGE/O.S.) | 0.3 AC. |
| EXISTING ZONING | R1-175 |
| PROPOSED ZONING | R1-6 |
| NUMBER OF DWELLING UNITS (R1-6) | 35 |
| DWELLING UNITS PER ACRE | 4.2 |

**UTILITY SERVICES**

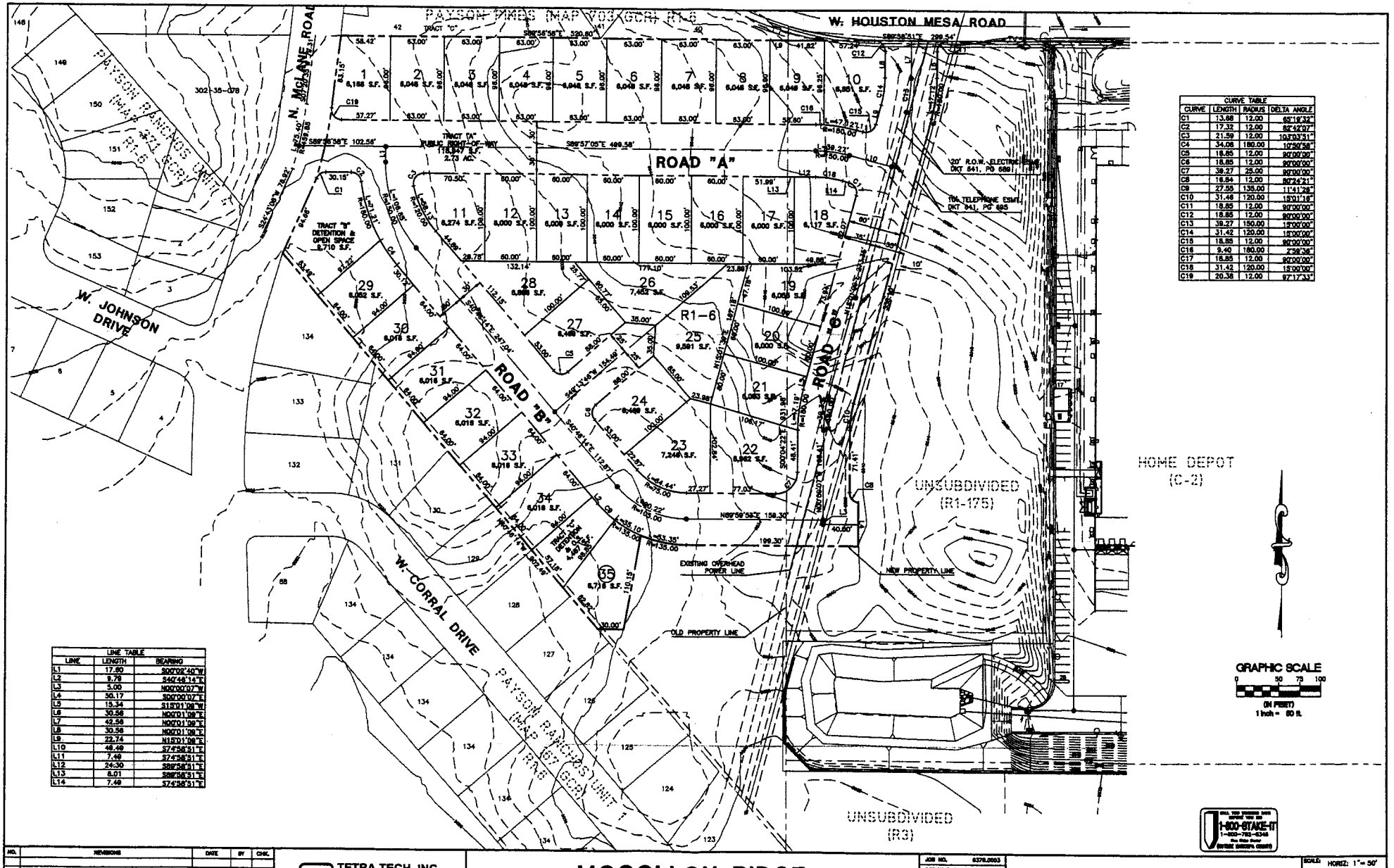
| | |
|---|---|
| WATER | PAYSON WATER DEPARTMENT |
| SEWER | N.G.C.S.D. |
| TELEPHONE | QWEST |
| POWER | ARIZONA PUBLIC SERVICE |
| CaTV | CABLEVISION |
| TRASH COLLECTION | WASTE MANAGEMENT |
| TRASH DISPOSAL | BUCKHEAD MESA LANDFILL, GILA COUNTY |
| POLICE | PAYSON POLICE DEPARTMENT |
| FIRE PROTECTION | PAYSON FIRE DEPARTMENT |
| SCHOOLS | PAYSON UNIFIED SCHOOL DISTRICT |
| GAS | ENERGY WEST |


DISCLAIMER

These documents have been prepared for a specific project and shall neither be altered nor reused for any other purpose. Also, these documents do not represent as-built conditions. If these documents are altered intentionally or unintentionally, or reused without the design engineer's written approval, it will be at the sole risk and responsibility of the user. The act of altering or reusing is construed as indemnifying and holding the design engineering firm and its employees harmless from all claims, damages, and expenses, including attorney fees, arising out of such act.




F:\6378\0003\dwg\CVR.dwg, 10/21/2009 10:25:01 AM, JasonPhillmore, 1:2




| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA ANGLE |
| C1 | 13.68 | 12.00 | 65°19'32" |
| C2 | 17.32 | 12.00 | 82°42'07" |
| C3 | 21.59 | 12.00 | 103°03'51" |
| C4 | 34.08 | 180.00 | 10°50'38" |
| C5 | 18.85 | 12.00 | 90°00'00" |
| C6 | 18.85 | 12.00 | 90°00'00" |
| C7 | 39.27 | 25.00 | 90°00'00" |
| C8 | 16.84 | 12.00 | 80°24'21" |
| C9 | 27.55 | 135.00 | 11°41'28" |
| C10 | 31.46 | 120.00 | 15°01'16" |
| C11 | 18.85 | 12.00 | 90°00'00" |
| C12 | 18.85 | 12.00 | 90°00'00" |
| C13 | 39.27 | 150.00 | 15°00'00" |
| C14 | 31.42 | 120.00 | 15°00'00" |
| C15 | 18.85 | 12.00 | 90°00'00" |
| C16 | 9.40 | 180.00 | 2°59'36" |
| C17 | 18.85 | 12.00 | 90°00'00" |
| C18 | 31.42 | 120.00 | 15°00'00" |
| C19 | 20.38 | 12.00 | 97°17'33" |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 17.80 | S00°09'40"W |
| L2 | 9.78 | S40°48'14"E |
| L3 | 5.00 | N00°00'07"W |
| L4 | 50.17 | S00°00'07"E |
| L5 | 15.34 | S15°01'08"W |
| L6 | 30.56 | N00°01'08"E |
| L7 | 42.56 | N00°01'08"E |
| L8 | 30.56 | N00°01'08"E |
| L9 | 22.74 | N15°01'08"E |
| L10 | 48.49 | S7°4'56"51"E |
| L11 | 7.49 | S7°4'56"51"E |
| L12 | 24.30 | S89°58'51"E |
| L13 | 8.01 | S89°58'51"E |
| L14 | 7.49 | S7°4'56"51"E |

| NO. | REVISIONS | DATE | BY | CHK. |
|---|---|---|---|---|
| | | | | |

TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4666
TEL:(928)474-4638 FAX:(928)474-4667

# MOGOLLON RIDGE
PAYSON, ARIZONA

| | |
|---|---|
| JOB NO. | 6378.0003 |
| DESIGNED BY: | ROB |
| DRAWN BY: | JLP |
| CHECKED BY: | ROB |
| APPROVED BY: | ROB |
| DATE: | 10/19/05 |

PRELIMINARY SITE PLAN

SCALE: HORIZ: 1" = 50'
CONT. INTERVAL = 2'
DRAWING NO.
SP01
SHEET NO. 2 OF 2

P:\6378\0003\dwg\SP1.dwg, 10/21/2005 10:23:14 AM, JasonPallmore, 1:100

CASE NUMBER P-310-05

# TOWN OF PAYSON
# PLANNING AND ZONING COMMISSION OR BOARD OF ADJUSTMENTS APPLICATION

The undersigned Applicant(s) hereby applies for:

- ☐ Abandonment Request
- ☐ Administrative Appeal
- ☐ Code Amendment
- ☐ Conditional Use Permit
- ☐ Development Master Plan
- ☐ Devel. Agreement, PAD & SPD
- ☐ Final Subdivision Plat
- ☐ General Plan or Land Use Plan Amendment
- ☐ Minor Land Division
- ☐ P & Z Commission Appeals
- ☐ Preliminary Subdivision Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☒ Zone Change

**Project Address:** ~~209~~ 205 N. McLane Road & 215 W. Houston Mesa Rd. **Tax Parcel Number:** 302-35-007A & apart of 302-35-006E

**Subdivision:** N/A **Lot Number:**

**Name of Applicant(s):** Payson Development Group, L.L.C. **Phone #** (928) 474-2554

**Mailing Address:** PO Box 279 **Town:** Payson **St:** AZ **Zip:** 85547

**Name of Property Owner(s):** Payson Development Group, L.L.C.

**Mailing Address:** PO Box 279 **Town:** Payson **St:** AZ **Zip:** 85547

**Contact Person:** Mike Horton **Phone #:** (928) 474-2554 **Fax #:** (928) 474-2562

**Detailed Description of Request:** Request to rezone 8.2 acre parcel from R1-175 to R1-6, for a subdivision of 35 lots (6,000 S.F. Min.) and 2 tracts.

(Note: Additional Description area can be included in an attachment)

**Certification:** I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his behalf.

G. Michael Horton
Print Name

Signature 10/21/05
Date

**FOR STAFF USE ONLY - PERTINENT DATA**

| APPLICATION | DATE | INITIALS |
|---|---|---|
| DATE FILED | 10-21-05 | RE |
| COMPLETED APPLICATION | 10-21-05 | RE |
| NEWSPAPER PUBLICATION | 10-28-05 | RE |
| 300' NOTIFICATION MAILOUT | 10-31-05 | RE |
| POSTING DATE | 10-31-05 | RE |

**APPLICATION FEES**

fees PAID 1-24-05 RE

CHECK NUMBER: DATE:

| RECOMMENDATION | DECISION |
|---|---|
| By: Date: | By: Date: |

TETRA TECH, INC.

January 19, 2005

Mr. Ray Erlandsen
Community Development Department
Town of Payson
303 N. Beeline Hwy.
Payson, AZ 85541

**Re: Citizens Participation Report for Payson Pines Phase 3.**
**Project No. 6378.0003**

Dear Ray:

As part of the rezoning application process for Payson Pines Phase 3, Payson Development Group L.L.C. and Tetra Tech Inc. conducted at Citizens Participation Meeting on January 11, 2005, at 6:00 P.M., in the Tetra Tech conference room at 431 S. Beeline Highway in Payson.

On December 23rd, 2004, Tetra Tech sent by mail a notice to all property owners within a 300' radius of the proposed project with an invitation to attend the meeting for the purpose of discussing concerns and issues related to the project. Of the seventy-seven notifications sent, nine returned as undeliverable. A copy of the meeting notice, the 300' radius notification exhibit, the 11X17" plan exhibit, and the undelivered notifications is included with this report. A copy of the mailing labels is also included.

Ten citizens attended the meeting. Participants received a comment form after signing in. A copy of the meeting sign-in sheet and the completed comment forms is included with this report. Ralph Bossert of Tetra Tech Inc. and Mike Horton of Payson Development Group L.L.C. presented an overview of the project and the rezoning application process.

Mr. Horton described the project as a subdivision divided into 2 portions. The R1-6 portion of the project is 35 lots with an average lot size of 6,414 square feet, and matching the residential character of the adjacent Payson Pines and Payson Ranchos neighborhoods. The R3-PAD portion of the project provides 29 units of multi-family housing and serves as a transitional buffer between these residential areas and the C-2 zoned Home Depot property. The PAD designation provides for additional open space and design flexibility.

Participants then had an opportunity to ask questions and express concerns about issues and problems related to the project. One concern being additional traffic generated by the project and the other being additional water demand. Mr. Bossert explained that according to the Town of Payson Transportation Study, the traffic generated by the project fell within the arterial capacity parameters of McLane and Houston Mesa roads.

431 S. Beeline Highway, Payson, AZ 85541-4885
928.474.4636 • FAX 928.474.4867
www.tetratech.com

Additionally, Mr. Bossert explained that Tetra Tech Inc. and the developer would work with the Town Engineers Office to ensure proper roadway design and safe, efficient access/egress to and from the project site. Several citizens mentioned concerns about existing traffic problems in the area, including speeding by non-residents and stop sign violations. Mr. Horton offered to pass those concerns along to the Town in this report.

Some participants voiced concerns over water demand. They felt that the Town should insure that adequate water was available and that Payson needed to solve its water supply issues. Some mentioned disagreement with having their water usage restricted while new development continued to add pressure to the water supply system. Mr. Horton explained that the developer understood the necessity of bringing additional water to the Town and considered water as the main condition of this Rezoning.

Another concern with the project had to do with the number of units proposed. A few people felt that the project provided too many units and that a rezoning for larger lot sizes would make the project more desirable. Others expressed the need for affordable housing development and felt that the combination of R1-6 and R3 zoning provided for relatively affordable housing opportunities needed by the community. At least one attendee described the project as "wonderful".

One neighborhood resident stated that raccoons were coming from the property to be rezoned and were causing damage to his garden and yard. Mr. Horton suggested that with the development in place the raccoon population might be less likely to continue the damage to the resident's lawn and garden.

At the conclusion of the presentation, Tetra Tech staff collected comment forms from the attendees. Two participants elected to fill out comment forms. These comment forms are included with this report along with all letters received by citizens unable to attend the meeting. Several citizens mentioned that they had a better understanding of the project and felt the meeting to be productive and informative. In addition, Mr. Horton had received three telephone calls from residents seeking information about the development. None of the callers indicated any opposition to the development. The meeting concluded at approximately 7:00 P.M.

Please feel free to contact us with any questions or comments you may have concerning the Citizens' Participation Meeting or this report.

Very truly yours,

Ralph O. Bossert, PE, RLS

P:\63780003\wpdocs\Citizens participation Report.doc

# PROPOSED SUBDIVISION
# PAYSON PINES PHASE 3
# CITIZEN PARTICIPATION MEETING
# January 11, 2005

## SIGN-IN SHEET

| NAME | ADDRESS | PHONE # |
|---|---|---|
| Julie Overman | 703A West Main St. | 474-1099 |
| JOHN D. MERKEL | 2101 N. FLORENCE RD. | 474-9790 |
| Lori Meyers | 322 W. Corral DR. | 474-3869 |
| Glenn Gwenke | 303 W. Houston Mesa Rd | 468-1743 |
| Lucy Gwenke | " " | " |
| Howard & Linda Macero | 302 W Corral Dr Payson | 468-6736 |
| FRANK & MARY BOWMAN | 2072 N. MCLANE | 480-946-8582 |
| BRENDA PECHANICH | 301 W. HOUSTON MESA RD | 468-8162 |
| Erich Mary Jo Dornbusch | 2121 N. Florence Road | 468-0712 |
| Charles & Maxine Sitts | 310 W. Corral | 468-8260 |
| Ralph Borrell | 1109 N McLane | 478-4696 |

# NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Proposed Subdivision at 2009 N. McLane Rd . and 215 W. Houston Mesa Rd. Request to rezone 12.4 acres from R1 to R1-6 and R3 PAD for purpose of subdividing 64 lots.

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Tuesday, January 11, 2005, at 6:00 p.m. at Tetra Tech, Inc.'s conference room, located at 431 South Beeline Highway, in Payson, AZ. The purpose of the meeting is to provide information to property owners adjacent to subject property regarding the proposed subdivision. An 8-1/2x11 copy of the Preliminary Site Plan is attached. If you cannot attend the meeting and/or have questions regarding the proposed subdivision, please call Michael Horton (928-474-2554) or me.

Very truly yours,

Ralph O. Bossert, PE, RLS
Senior Project Manager
Tetra Tech, Inc.
(928) 474-4636

Enclosure

Cc: Ray Erlandsen, Zoning Administrator, Town of Payson
Michael Horton, Mogollon Development Group

**P-310-05 Property Owners within the Minimum 300' Radius and Additional Notification Requirements for 2009 N. McLane Rd. & 215 W. Houston Mesa Rd.**

ROBERT & GLENDA ROARK
313 W HOUSTON MESA RD
PAYSON AZ 85541

BARBARA A OLDSON
HC3 BOX 541E
PAYSON AZ 85541-8514

GAYLE E GOODWIN
2017 N VERDE CR
PAYSON AZ 85541

JOE & MILLIE ANDO
505 S FT MCDONALD DR
PAYSON AZ 85541

WILLIAM ULERY &
JESSICA GOACHER
455 D MESA DR
MESA AZ 85210

C.W. STRAITOR
8032 E MESETO AVE
MESA AZ 85208

DIANA FLETCHER
311 W HOUSTON MESA RD
PAYSON AZ 85541

KAREN ROSKY
405 W JOHNSON DR
PAYSON AZ 85541

KENNETH RUSSELL
12653 N 25TH AVE
PHOENIX AZ 85029

DALE KASL
2028 E PALM LN
PHOENIX AZ 85006

LEWIS A DENNEY
PO BOX 148
PAYSON AZ 85547

THOMAS & BRENDA MARTELL
TRUSTEES
PO BOX 876
PAYSON AZ 85547

CAROL LYNN FAGAN
224 W CORRAL DR
PAYSON AZ 85541

HOWARD J MACRENO III &
HOWARD J SR.
2120 E BLUEFIELD AVE #140
PHOENIX AZ 85022

CHARLES & MAXINE LITTLE
310 W CORRAL DR
PAYSON AZ 85541

PAUL D & TANYA D VANCE
PO BOX 1476
SALLISAW OK 74955

CYNTHIA D NISSEN
319 W CORRAL DR
PAYSON AZ 85541

KAREN BALTZ
313 W CORRAL DR
PAYSON AZ 85541

GEORGE & OLETA MATSON
FAMILY TRUSTEES
1301 E BOLIVAR ST
PAYSON AZ 85541

MICKIE & ROBERT MCCROCKLIN
PO BOX 1060
PAYSON AZ 85547

**P-310-05 Property Owners within the Minimum 300' Radius and Additional Notification Requirements for 2009 N. McLane Rd. & 215 W. Houston Mesa Rd.**

DONALD & EARLENE WILFONG
PO BOX 100
PAYSON AZ 85547

ROBERT LORENZ &YVONNE HAMM
316 W CORRAL DR
PAYSON AZ 85541

LEE MEYERS
322 W CORRAL DR
PAYSON AZ 85541

PAYSON DEVELOPM'T GROUP LLC
PO BOX 427
PAYSON AZ 85547

RON M & ANNA MONTENEGRO
10554 E BLANCHE DR
SCOTTSDALE AZ 85255

RICHARD & CAROL
VONBARANDY TRUSTEES
3103 E INDIAN RUIN RD
PAYSON AZ 85541

DOUGLAS & MARCIA MADDEROM
6640 E VOLTAIRE
SCOTTSDALE AZ 85254

GLENN GROENKE TRUSTEES
11022 E FLINTLOCK CT
SUN LAKES AZ 85248

LESLEY A & VLIET M HULSE
HC 1 BOX 676
STRAWBERRY AZ 85544

MICHAEL & PATRICIA MCGUCKIN
1120 N 25TH ST
MESA AZ 85213

DONALD & FLORENCE STONE
TRUSTEES
19604 N 107TH DR
SUN CITY AZ 85373

DONNA CARLSON MARR
10313 CHAPARRAL DR
SUN CITY AZ 85373

ARIANNA LLC
520 WASHINGTON BLVD #909
MARINA DEL REY CA 90292

BENNY & JANICE BURNS
2105 N FLORENCE RD
PAYSON AZ 85541

MATTHEW & BRENDA PECHARICH
PO BOX 640
GLENDALE AZ 85311

VANESSA FOSHOLT
606 N BOBBY JONES
PAYSON AZ 85541

DENNIS & SHARON TOVAR
10778 E PALM WAY
GOLD CANYON AZ 85219

BERTIE BRICE & VIRGINIA
SINANOVIC
PO BOX 1548
PAYSON AZ 85547

ROGER & SHARON OHANLON
TRUSTEES
PO BOX 36
PAYSON AZ 85547

NORMAN & PATRICIA ARNOLD
TRUSTEES
324 W ROUNDUP RD
PAYSON AZ 85541

**P-310-05 Property Owners within the Minimum 300' Radius and Additional Notification Requirements for 2009 N. McLane Rd. & 215 W. Houston Mesa Rd.**

MARGARET JESUS
330 W ROUNDUP RD
PAYSON AZ 85541

BERNIE CLAYPOOLE JR &
JODY SILVA
8353 W CYPRESS
PHOENIX AZ 85037

FRANK & MARY BOWMAN
209 E MCKINLEY
TEMPE AZ 85281

RANDY & CINDY GIFFORD
912 W LINDER AVE
MESA AZ 85210

MICHAEL & MICHELLE MILLER
TRUSTEE
2016 N VERDE CR
PAYSON AZ 85541

WILLIAM BARR
322 W ROUNDUP
PAYSON AZ 85541

JOHN & LUANN CARPINO
204 W CHATEAU CR
PAYSON AZ 85541

RICHARD & DEBORAH GRZYB
2 W KNIGHT LN
TEMPE AZ 85284

MORRIS & SUSAN WILLIAMS
PO BOX 2302
PAYSON AZ 85547

CHRISTOPHER PROCTOR
323 W CORRAL DR
PAYSON AZ 85541

WILLIAM WILSON
324 W CORRAL DR
PAYSON AZ 85541

JOSEPH MARTIN
2005 N MCLANE
PAYSON AZ 85541

BOBBY & JANE BARRETT
PO BOX 527
PAYSON AZ 85547

RICHARD, RAY & ERLINDA
GOMEZ
2137 S ANAANEA ST
MESA AZ 85208

JESSE & JO ANN WALLACE
412 W JONES DR
PAYSON AZ 85541

PAUL VINCENT & LEA LENEBERG
404 W JONES DR
PAYSON AZ 85541

CAROL LA VALLEY
400 W JONES DR
PAYSON AZ 85541

JAMES & MARGARET PARTRIDGE
400 W CORRAL CR
PAYSON AZ 85541

ROBERT HENLEY
1300 W AVIATOR CR
PAYSON AZ 85541

KENNETH & KELLIE COSTELLO
2003 N MCLANE RD
PAYSON AZ 85541

**P-310-05 Property Owners within the Minimum 300' Radius and Additional Notification Requirements for 2009 N. McLane Rd. & 215 W. Houston Mesa Rd.**

JOY RICHARDS & PAUL BATES
PO BOX 3331
PAYSON AZ 85541

AUDRA CLARK
PO BOX 317
YOUNG AZ 85554

JAMES BRADFORD TRUSTEE
401 W JOHNSON DR
PAYSON AZ 85541

DORIS LONG
HC6 BOX 1333
PAYSON AZ 85541

PAUL PERKINS TRUSTEE
406 W JONES DR
PAYSON AZ 85541

TALOWA LIMITED PARTNERSHIP
3834 E TALOWA ST
PHOENIX AZ 85044

ORCHID PROPERTIES LLC
PO BOX 3263
PAYSON AZ 85541

JEANNIE LANGHAM
602 E CONTINENTAL DR
PAYSON AZ 85541

JASON PHILLIMORE
431 S BEELINE HWY
PAYSON AZ 85541

**P-310-05 Property Owners within the Minimum 300' Radius and Additional Notification Requirements for 2009 N. McLane Rd. & 215 W. Houston Mesa Rd.**

CURRENT OCCUPANT
2100 N FLORENCE RD
PAYSON, AZ 85541

CURRENT OCCUPANT
2101 N FLORENCE RD
PAYSON, AZ 85541

CURRENT OCCUPANT
300 W HOUSTON MESA RD
PAYSON, AZ 85541

CURRENT OCCUPANT
301 W HOUSTON MESA RD
PAYSON, AZ 85541

CURRENT OCCUPANT
303 W HOUSTON MESA RD
PAYSON, AZ 85541

CURRENT OCCUPANT
305 W HOUSTON MESA RD
PAYSON, AZ 85541

CURRENT OCCUPANT
307 W HOUSTON MESA RD
PAYSON, AZ 85541

CURRENT OCCUPANT
2019 N MCLANE RD
PAYSON, AZ 85541

CURRENT OCCUPANT
2017 N MCLANE RD
PAYSON, AZ 85541

CURRENT OCCUPANT
2016 N MCLANE RD
PAYSON, AZ 85541

CURRENT OCCUPANT
2022 N MCLANE RD
PAYSON, AZ 85541

CURRENT OCCUPANT
2021 N VERDE CR
PAYSON AZ 85541

CURRENT OCCUPANT
2019 N VERDE CR
PAYSON AZ 85541

CURRENT OCCUPANT
2017 N VERDE CR
PAYSON, AZ 85541

CURRENT OCCUPANT
306 W ROUNDUP RD
PAYSON AZ 85541

CURRENT OCCUPANT
332 W ROUNDUP RD
PAYSON AZ 85541

CURRENT OCCUPANT
1903 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
325 W CORRAL
PAYSON AZ 85541

CURRENT OCCUPANT
321 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
311 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
309 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
303 W CORRAL DR
PAYSON AZ 85541

**P-310-05 Property Owners within the Minimum 300' Radius and Additional Notification Requirements for 2009 N. McLane Rd. & 215 W. Houston Mesa Rd.**

CURRENT OCCUPANT
222 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
302 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
308 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
320 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
304 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
2004 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2000 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
405 W JOHNSON DR
PAYSON AZ 85541

CURRENT OCCUPANT
407 W JOHNSON DR
PAYSON AZ 85541

CURRENT OCCUPANT
500 W JOHNSON DR
PAYSON AZ 85541

CURRENT OCCUPANT
2103 N FLORENCE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2012 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
2020 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
1905 N MCLANE RD
PAYSON AZ 85541

CURRENT OCCUPANT
317 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
315 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
307 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
314 W CORRAL DR
PAYSON AZ 85541

CURRENT OCCUPANT
2002 N MCLANE RD
PAYSON AZ 85541

SUSAN MACNAB
7809 E PLAZA AVE
SCOTTSDALE AZ 85250

TRACIE K & DANIEL R BAILEY
305 W CORRAL DR
PAYSON AZ 85541

MARLENE ROSKY-RITZ TRUSTEE
309 W HOUSTON MESA RD
PAYSON AZ 85541

# Pioneer Title Agency, Inc.

REPORT OF TITLE

OUR NO. 00209292
YOUR NO.

Dated: January 09, 2005
at 7:30 a.m.

PIONEER TITLE AGENCY, INC. hereby reports that an examination of the title to the land described in Schedule A is vested as shown in Schedule A, subject to the liens, encumbrances, and defects as shown in Schedule B.
This is a report of status of title ONLY and is neither a guarantee of title, a commitment to insure or a policy of title insurance.
The total liability of the Agency is limited to the fee paid for this report.

SCHEDULE A

1. Title to the estate or interest covered by this report at the date hereof is vested in:

   Payson Development Group, L.L.C., an Arizona limited liability company

2. The estate or interest in the land hereinafter described in this report is a fee.

3. The land referred to in this report is situated in the County of Gila, State of Arizona, and is described as follows:

   **Exhibit A attached hereto and made a part hereof.**

PIONEER TITLE AGENCY, INC.

By _____/DB
Authorized Officer or Agent

P.O. Box 250 421 S. Beeline Hwy Payson, AZ 85547
Phone (928) 474-3235 Fax (928) 474-1495

SCHEDULE B

1. Taxes and assessments collectible by the county Treasurer for the following year:

Year : 2004

2. Taxes and assessments collectible by the County Treasurer not yet due and payable for the following year:

Year : 2004

3. Easements and rights incident thereto, as set forth in instrument:

Recorded in Docket : 641
Page : 641
Purpose : boundary fence

4. Easements and rights incident thereto, as set forth in instrument:

Recorded in Docket : 641
Page : 689
Recorded in Docket : 645
Page : 163
Purpose : electric lines

5. Easements and rights incident thereto, as set forth in instrument:

Recorded in Docket : 641
Page : 695
Purpose : communication lines

6. MATTERS SHOWN ON SURVEY: MAP NOS. 2659 and 2680

7. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument:

Recorded in Document No.: 2004-009767

8. Easements and rights incident thereto, as set forth in instrument:

Recorded in Document No. : 2004-014881
Purpose : slope (affects Parcel No. 2)

9. Deed of Trust given to secure the original amount shown below, and any other amount payable under the terms thereof:

| | |
|---|---|
| Amount: | $400,000.00 |
| Dated: | November 04, 2004 |
| Recorded: | November 05, 2004 |
| Document No. | 2004-017286 |
| Trustor | Payson Development Group, L.L.C., an Arizona limited liability company |
| Trustee | Pioneer Title Agency, Inc., an Arizona corporation |
| Beneficiary | Marc Burke, a married man as his sole and separate property as to an undivided 50% interest, Marc and Loren Burke, husband and wife as to an undivided 25% interest and Latham Street Associates L.L.C., as to an undivided 25% interest |

(Affects Parcel No. 1)

TAX PARCEL NOS. 302-35-007-A-0 and 302-35-006-E-3

(All recording data refer to records in the office of the County Recorder of the County in which the land is situated.)

EXHIBIT A

**LEGAL DESCRIPTION**
**MOGOLLON RIDGE PHASE 1**

A portion of Parcel 1 of Government Lot 1 of Section 27 as shown on Map 2680 Gila County Records, and a portion of Government Lot 5 of Section 28, all in Township 11 North, Range 10 East of the Gila and Salt River Meridian, Gila County, Arizona, being more particularly described as follows:

Commencing at the northeast corner of Parcel 1 of said Government Lot 1;

Thence: N 89°58'51" W along the north line of said Parcel 1, 116.49 feet to the TRUE POINT OF BEGINNING;

Thence: Along a tangent curve to the left, concave to the southeast, having a radius of 12.00 feet, and a central angle of 90°00'00" for a curve length of 18.85 feet;

Thence: S 00°01'09" W, 30.56 feet;

Thence: Along a tangent curve to the right, concave to the west, having a radius of 180.00 feet and a central angle of 15°00'00" for a curve length of 47.12 feet;

Thence: S 15°01'09" W, 338.01 feet;

Thence: Along a tangent curve to the left, concave to the east, having a radius of 120.00 feet and a central angle of 15°01'16" for a curve length of 31.46 feet;

Thence: S 00°00'07" E, 71.41 feet;

Thence: Along a tangent curve to the left, concave to the northeast, having a radius of 12.00 feet and a central angle of 80°24'21" for a curve length of 16.84 feet;

Thence: S 00°00'07" E, 50.17 feet;

Thence: S 89°59'53" W, 199.30 feet;

Thence: Along a tangent curve to the right, concave to the north, having a radius of 135.00 feet, and a central angle of 22° 38' 40" for a curve length of 53.35 feet;

Thence: S 10° 11' 35" W, 110.15 feet;

Thence: S 89° 59' 53" W, 30.00 feet to a point on the southwesterly line of said Government Lot 5;

Thence: N 40° 46'14" W along the southwesterly line of said Government Lot 5, 567.48 feet;

Thence: N 24°43'08" E, 42.97 feet;

Thence: Along a tangent curve to the left, concave to the west, having a radius of 490.00 feet, and a central angle of 17 22' 33" for a curve length of 148.60 feet;

Thence: N 07°20'35" E, 68.21 feet to a point on the north line of said Government Lot 5;

Thence: S 89°56'58" E along the north line of said Government Lot 5, 520.60 feet to the northeast corner of said Government Lot 5, said point also being the northwest corner of Parcel 1 of said Government Lot 1;

Thence: S 89°58'51" E along the north line of Parcel 1 of said Government Lot 1, 183.06 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 8.20 acres.

**TETRA TECH, INC.**
**Project No. 6378.0003**

Correspondence

**IN FAVOR**

of

P-310-05

TETRA TECH, INC.

**PROPOSED SUBDIVISION**
**PAYSON PINES PHASE 3**

**CITIZEN'S PARTICIPATION MEETING**

**January 11, 2005**

**NAME** Hallie Owens

**ADDRESS** 703A West Main St.

**PHONE NUMBER** 474-1899

**COMMENTS:**

wonderful plans - !!!

Correspondence

**AGAINST**

of

P-310-05

TETRA TECH, INC.

**PROPOSED SUBDIVISION**
**PAYSON PINES PHASE 3**

**CITIZEN'S PARTICIPATION MEETING**

**January 11, 2005**

**NAME** Lori Meyers

**ADDRESS** 322 W. Coral Dr.

**PHONE NUMBER** 474-3869

**COMMENTS:**

My main objection to this or any new project is water. We have not solved our water problem here in Payson yet. Until this issue is resolved we should hold off on building before we end up like Pine. I do not like being told that I have to water only on certain days while more and more homes are being built. My second objection would be that there is no buffer zone between my back yard and the new proposed lot. What kind of fence will these people be required to put up? Also why can't the common area be reconfigured and a small buffer zone of common area behind all the homes on Coral Drive and the new subdivision?

3 Jan 05

Mr. Ray Erlandsen
Zoning Administrator, Town of Payson
303 N. Beeline Highway
Payson AZ 85541

Dear Mr. Erlandsen,

As home owners of 2014 N. McLane Road, we object to the proposed subdivision of "Payson Pines Phase 3" at 2009 N. McLane Road & 215 W. Houston Mesa Road for two reasons:

(1) Payson is under severe water usage. All businesses & residents are being asked or told to restrict the use of water so that it will not be necessary to ration water in the future.

(2) Vehicular traffic will increase substantially by the residents of the 64 lots. Currently, N. McLane traffic is bad enough due to speeding by non-residents. We see no need to make matters worse.

We will not be able to attend the scheduled meeting on 11 Jan 05. You may use this letter at the meeting.

Sincerely,

Clifford W. Straitor  Ruth T. Straitor

✓cc: Michael Horton

3 Jan 05

Mr. Ray Erlandsen
Zoning Administrator, Town of Payson
303 N. Beeline Highway
Payson AZ 85541

RECEIVED
JAN 05 2005
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Mr. Erlandsen,

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(2) Vehicular traffic will increase substantially by the residents of the 64 lots. Currently, N. McLane traffic is bad enough due to speeding by non-residents. We see no need to make matters worse.

We will not be able to attend the scheduled meeting on 11 Jan 05. You may use this letter at the meeting.

Sincerely,

Clifford W. Straitor
Clifford W. Straitor

Ruth T. Straitor
Ruth T. Straitor

cc: Michael Horton

(480) 986-8267

January 3, 2005

RECEIVED
JAN 05 2005
COMMUNITY DEVELOPMENT
DEPARTMENT

Town of Payson Zoning Administrator

Dear Mr. Erlandsen,

Re: Proposed Subdivision at 2009 No. McLane Road & 215 W. Houston Mesa Road

Please be informed, that as concerned residents of Payson Pines, we are <u>not</u> in favor of the rezone planned by Tetra Tech, inc; and addition of subdividing 64 lots.

Lack of sufficient water should be a major concern - We are already restricted to <u>certain days</u> we can water our garden - <u>even the hours</u> we can water - Can't hose sidewalks, driveways etc. Needless to say we are all happy to conserve water but how

can we add additional homes in an area already so restricted to water use?

Also, the traffic on McLane is already heavy – what would it be with 64 more units!

Sincerely, The Stones
Florence K. Stone
Donald Stone

writer address

Don & Cookie Stone
19604 No. 107th Drive
Sun City, AZ 85373

623-594-4993

summer address

Don & Cookie Stone
2012 N. McLane Road
Payson, AZ 85541

928-474-2771

CC:
Mr. Ralph Bossert, PE, RLS
Project Mgr. of Tetra Tech, Inc.

Jan 12, 2005

Zoning Administrator
Town of Payson, Az. 85541

Attn; Ray Erlandsen

Dear Mr. Erlandsen, My husband and I , Glenda and Robert Roark, reside at 313 W. Houston Mesa Rd. from approximately the end of March to October 15th. I am responding to the notice we received in the mail re; a preliminary hearing on the proposed Payson Pines 3 development. I spoke with Ralph Bossert yesterday, Tuesday, January 11th and he expained the project map.

We strongly oppose the project mainly because of the increased traffic. The traffic on McLane and the corner of W. Houston Mesa Rd. is outragous. As a matter of fact, if the town of Payson needed additonal income, the traffic violations of speeding and rolling stop signs would bring in quite a sum, however, the town of Payson dosen't seem to have enough police to cover that area. I think one solution would be to consider closing McLane at the end of the existing Payson Pines development, therefore ensuring those residents in the Payson Ranchos area and south exit to the Beeline Hwy via. Round-up or Airport Rd.

Therefore, this letter is to express our objection as it is proposed.

cc. Ralph Bossert
Michael Horton
Payson City Manager
Payson Police Dept.

Yours truly,
Glenda A. Roark
Robert L. Roark

Glenda A. Roark
Robert L. Roark

*Bob and Glenda Roark*
*313 W. Houston Mesa Rd.*
*Payson, Az. 85541*

**RECEIVED**
JAN 13 2005
COMMUNITY DEVELOPMENT
DEPARTMENT

November 11, 2005

Ladies and Gentlemen of the Zoning Commission:

Speaking as Payson Pines residents who live on Houston Mesa Road and overlook the proposed Horton development site between Home Depot and McLane Road, we would like to voice our displeasure with the plan.

We already have faster than legal traffic zooming past our house and huge delivery trucks using McLane and Houston Mesa to enter Home Depot's Houston Mesa entrance. There has been a large increase in the number of large delivery vehicles using the Airport Road to McLane to Houston Mesa route to the Home Depot. Not only do they add to the already fast traffic, but they often require wider than normal turning space to make the turn east onto Houston Mesa. To add to that the traffic generated by 35 houses planned in that area is just, in our opinion, not a rational traffic decision.

Further, to build 35 houses on 8 ½ acres, subtracting the footage necessary for streets and easements will add to the congestion on an already overburdened infrastructure. This in addition to the drainage problem that will be created with the runoff from the roofs and streets in that development. The sewers and ditches have difficulty handling the runoff which already exists.

We are strongly opposed to the proposed density of this proposed development.

Glenn and Lucy Groenke
303 W. Houston Mesa Road
Payson, Az 85541

Glenn Groenke
Lucy Groenke

RECEIVED
NOV 14 2005
COMMUNITY DEVELOPMENT
DEPARTMENT

November 11, 2005

TO: Planning & Zoning Commission

FROM: Bruce & Carolyn Wilson wetwo@therim.com
402 E. Pinecone Circle 474-9266

RE: Agenda Item For Monday - November 14, 2005

1. We wish to urge you to not allow a zoning change on Mr. Horton's request. In our opinion this is absolutely one of the worst things that can occur, at this time, for our (your) town.

2. The legality of the request is not a concern or an issue in our opinion. We are sure the letter of the law has been met in regard to the request. That is not the issue.

3. The "division" of our town over this water issue should be of utmost concern for each of you. It should never arrived at this point and, unfortunately, you are all now on the hot seat.

4. This request can come before you "down the road" once the outcome of legal issues still to be resolved are known. In addition, please know that many of us strongly oppose this change in the zoning in, and of, itself.

We urge you to vote in the negative on this request. Thank you.

Bruce Wilson
Carolyn Wilson

RECEIVED
NOV 14 2005
COMMUNITY DEVELOPMENT
DEPARTMENT

March 13, 2006

Ladies and Gentlemen of the Council:

Speaking as Payson Pines residents who live on Houston Mesa Road and overlook the proposed Horton development site between Home Depot and McLane Road, we would like to voice our opposition to the plan.

We already have faster than legal traffic and huge delivery trucks using McLane and Houston Mesa to enter Home Depot's Houston Mesa entrance zooming past our house. There has been a large increase in the number of large delivery vehicles using the Airport Road to McLane to Houston Mesa route to the Home Depot. Not only do they add to the already fast traffic, but they often require wider than normal turning space to make the turn east from McLane onto Houston Mesa. To add to that the traffic generated by 35 houses planned in that area is just, in our opinion, not a rational traffic decision.

Further, to build 35 houses on 8 ½ acres, subtracting the footage necessary for streets and easements will add to the congestion on an already overburdened infrastructure. This in addition to the drainage problem that will be created with the runoff from the roofs and streets in that development. The sewers and ditches have difficulty handling the runoff which already exists.

We are strongly opposed to the proposed density of this proposed development.

Glenn and Lucy Groenke
303 W. Houston Mesa Road
Payson, AZ 85541

Glenn Groenke
Lucy Groenke

RECEIVED
MAR 15 2006
COMMUNITY DEVELOPMENT

**APPLICATION NO. P-310-05**

# TOWN OF PAYSON
# ZONING ADMINISTRATOR - PLANNING & ZONING COMMISSION

The applicant(s) hereby applies for a **ZONING CHANGE** as indicated below pursuant to and in accordance with the Unified Development Code, Ordinance 466, of the Town of Payson.

Application for: A zone change request from R1-175 to R1-6, for approximately 8.2 acres located at 2009 N. McLane Road, Payson, Arizona. The request is to rezone the subject property for 35 single family detached lots and two tracts. The Gila County tax parcel number for the property is 302-35-007A.

| | |
|---|---|
| Subject Property Site: | **2009 N. McLane Rd.** |
| Tax Parcel #'s: | **302-35-007A** |
| Subdivision Name: | **N/A** Lot(s): **N/A** |
| Applicant's Name(s): | **Payson Development Group, LLC, property owners; G. Michael Horton, representative,** |
| Mailing Address: | **P.O. Box 279, Payson, AZ 85547** |

---

**PLACE - PAYSON TOWN HALL COUNCIL CHAMBERS**
**DATE & TIME - November 14, 2005 -- P & Z Commission Hearing @ 4:00 P.M.**
**DATE & TIME - December 8, 2005 -- Council Hearing @ 6:00 P.M.**

# NOTICE
# PUBLIC
# HEARING

**ZONING**